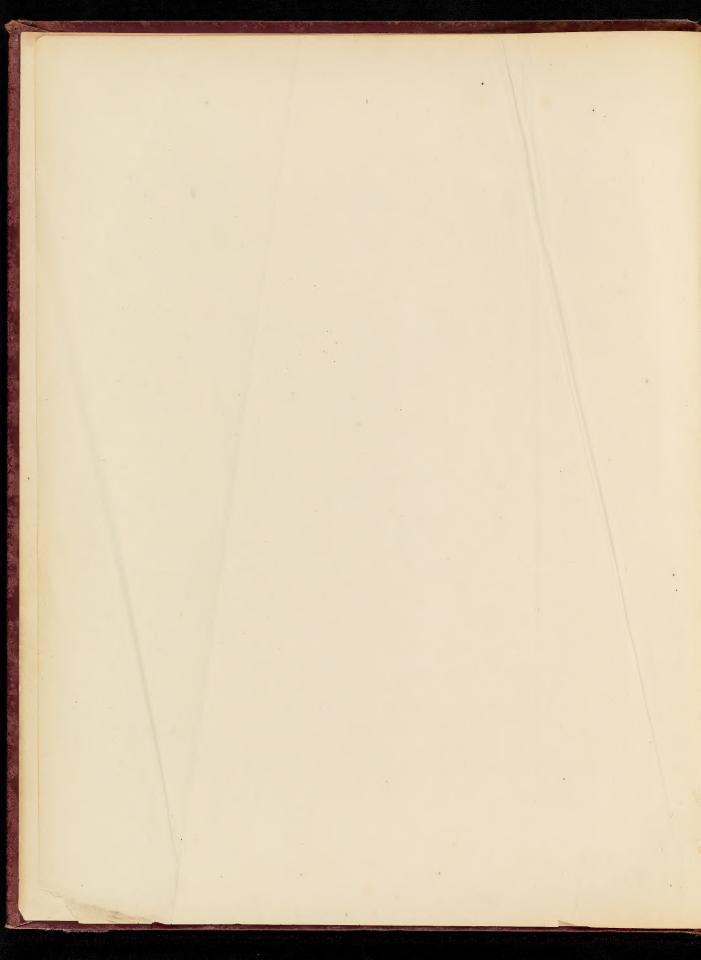


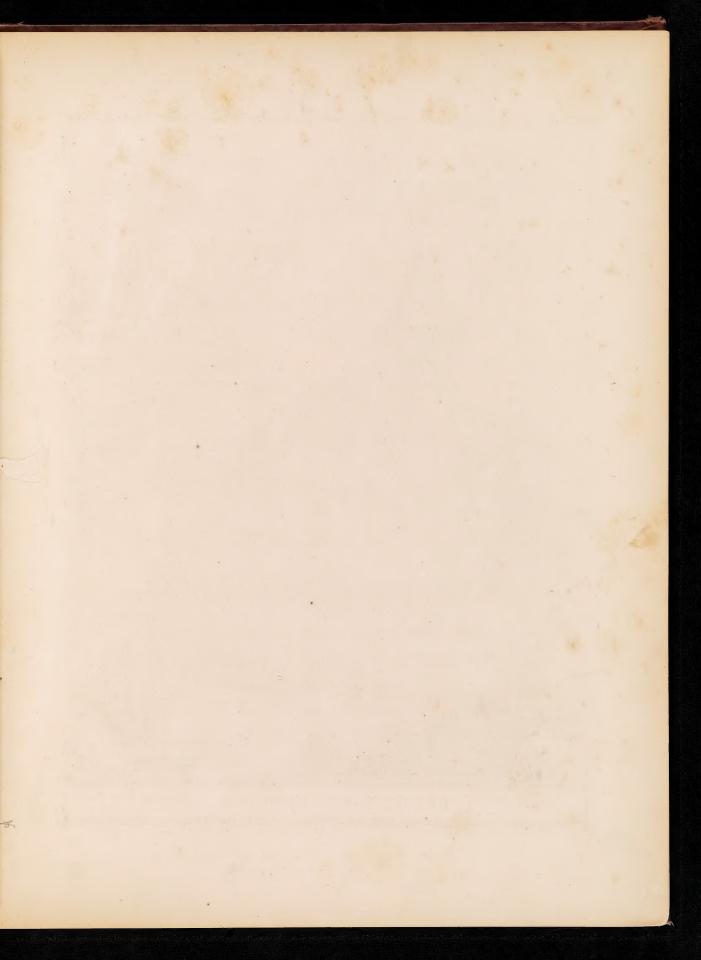
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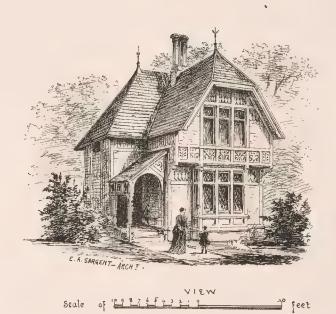
DRAWINGS TO SCALE

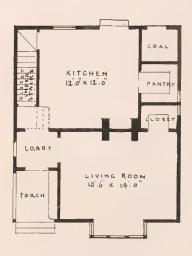
NEW YORK:

WILLIAM T. COMSTOCK,
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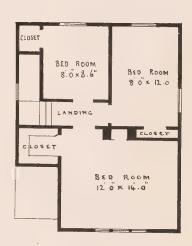
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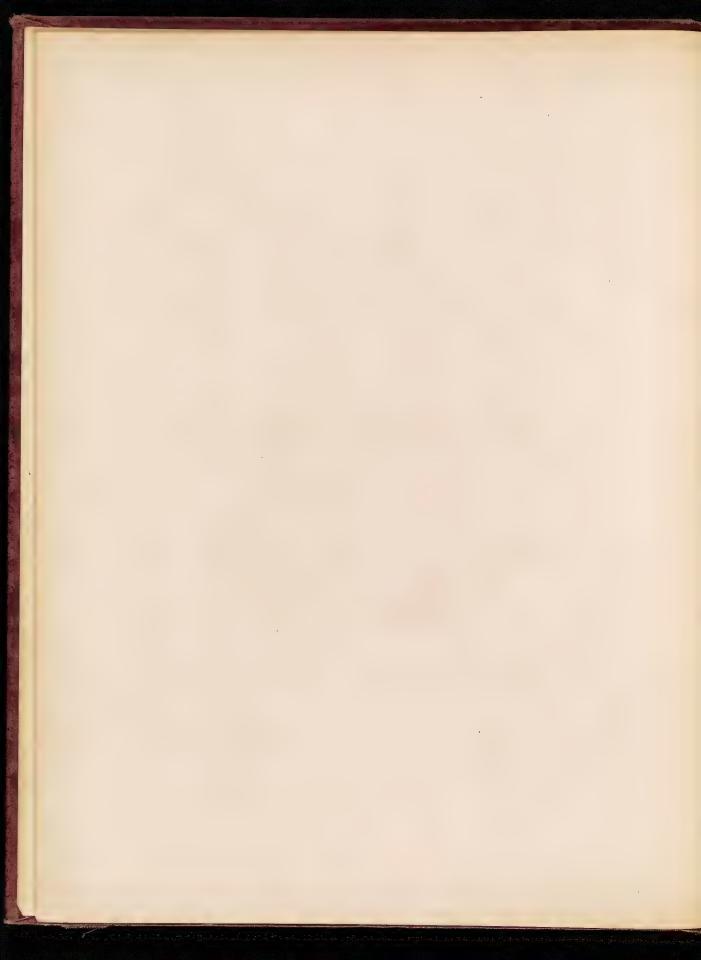


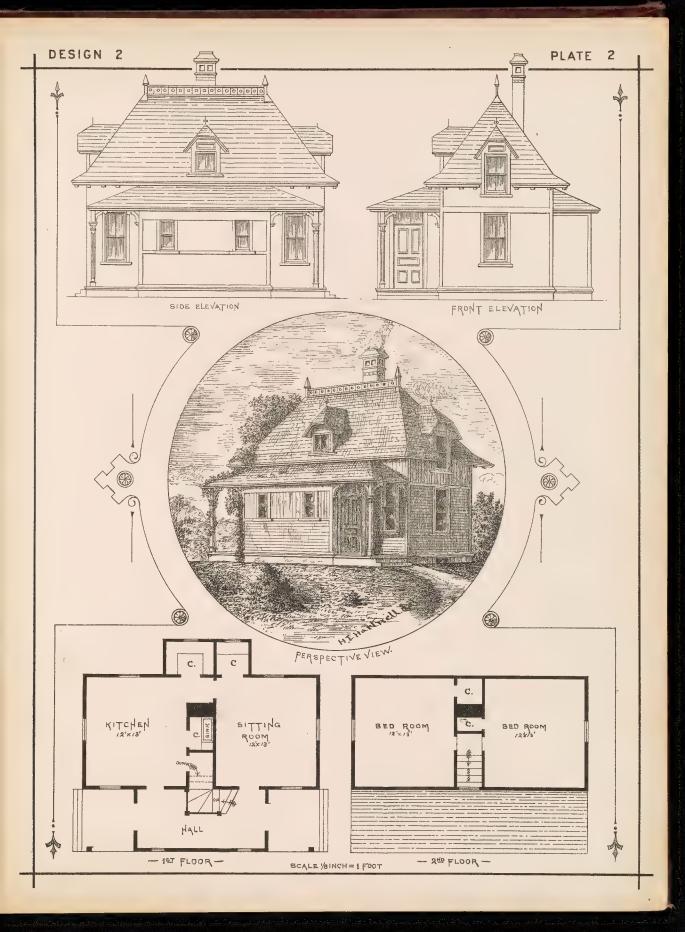


GROUND PLAN

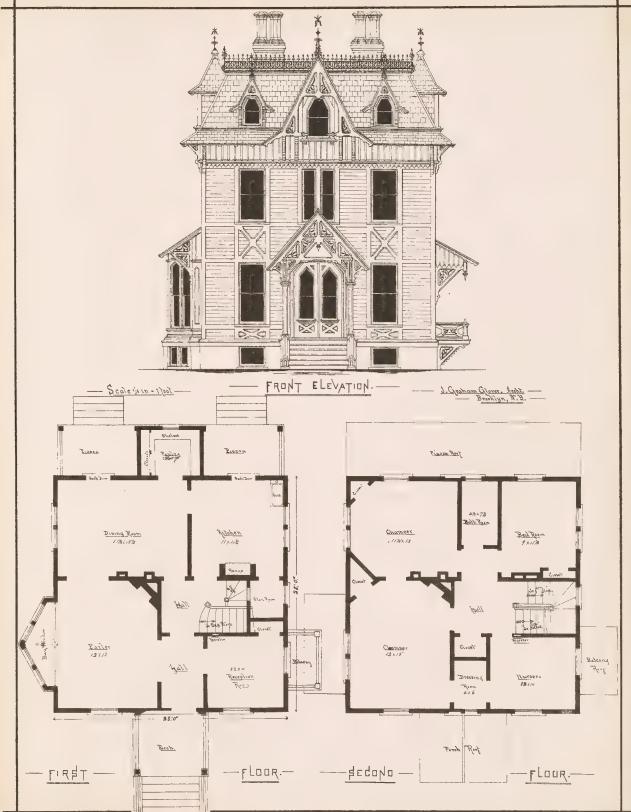


BED-ROOM PLAN

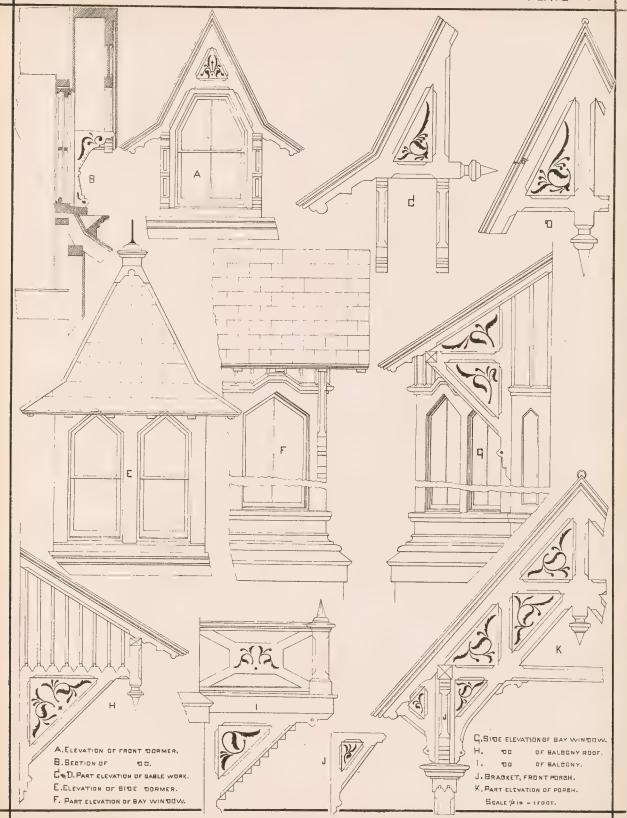


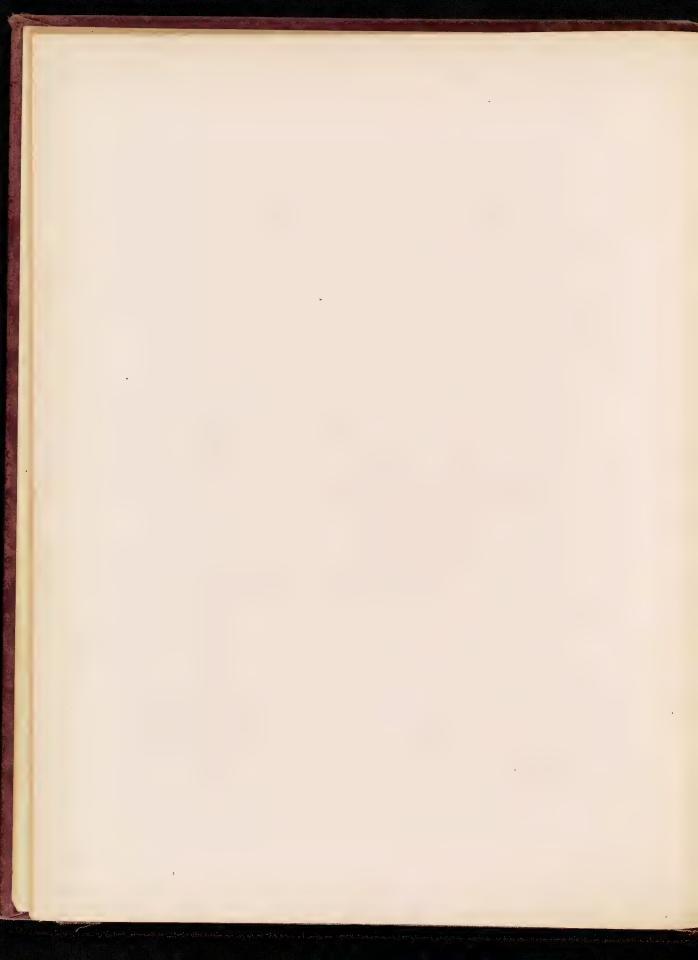


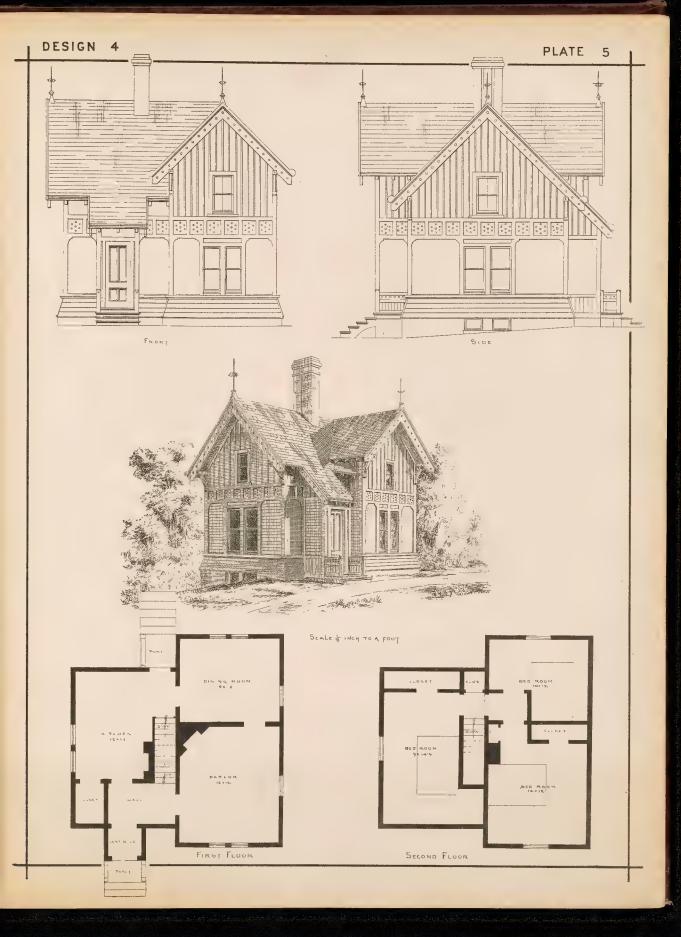


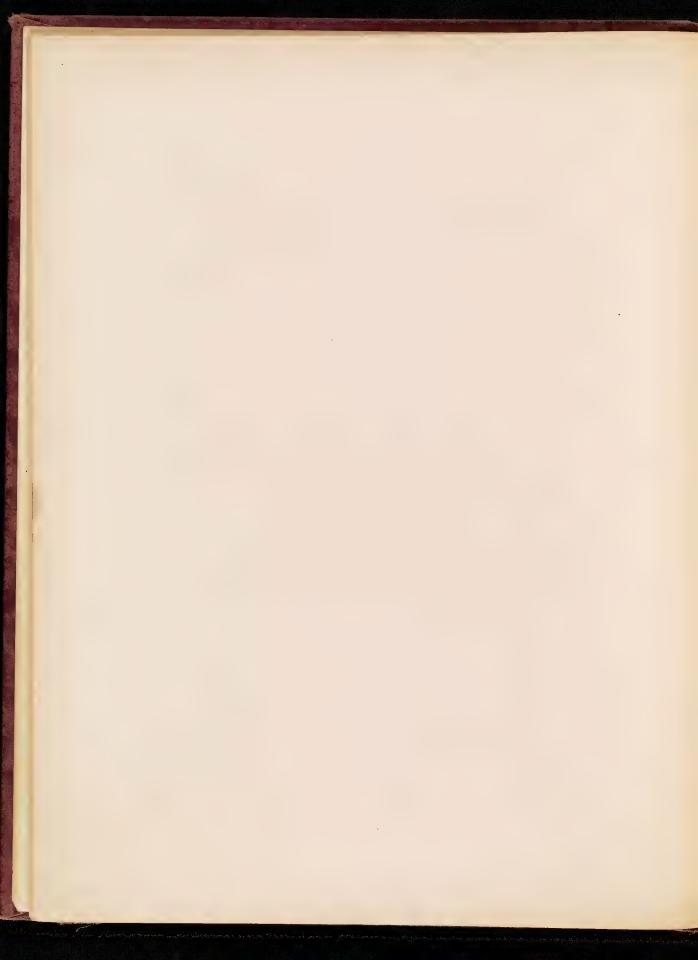


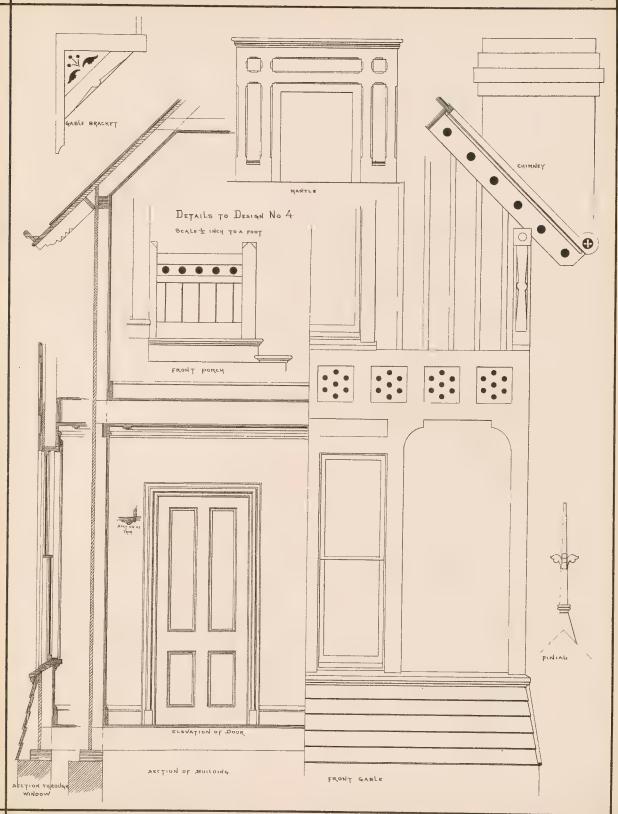


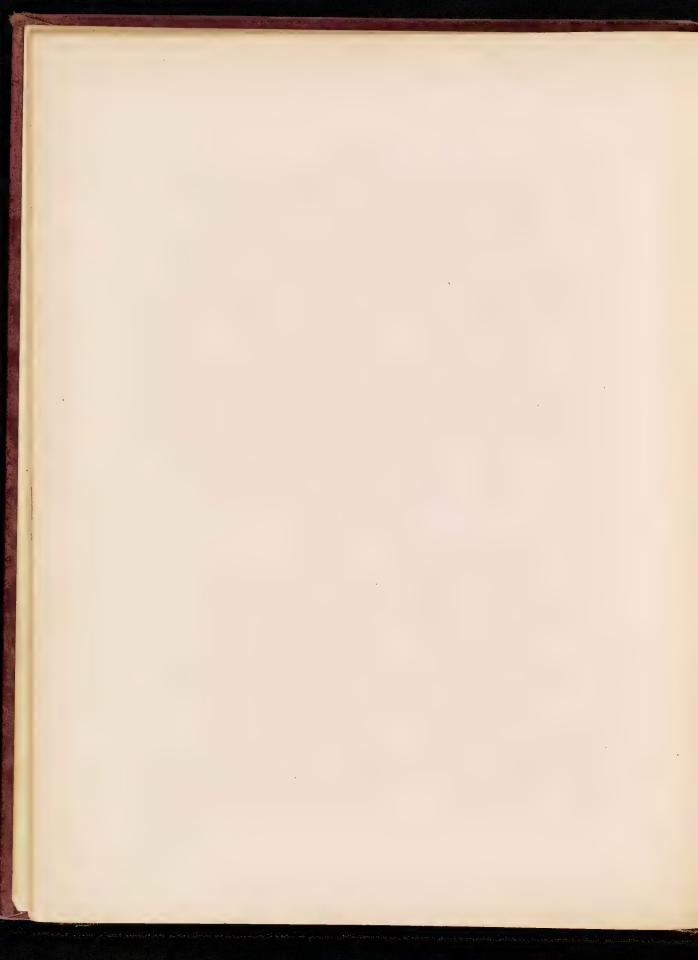














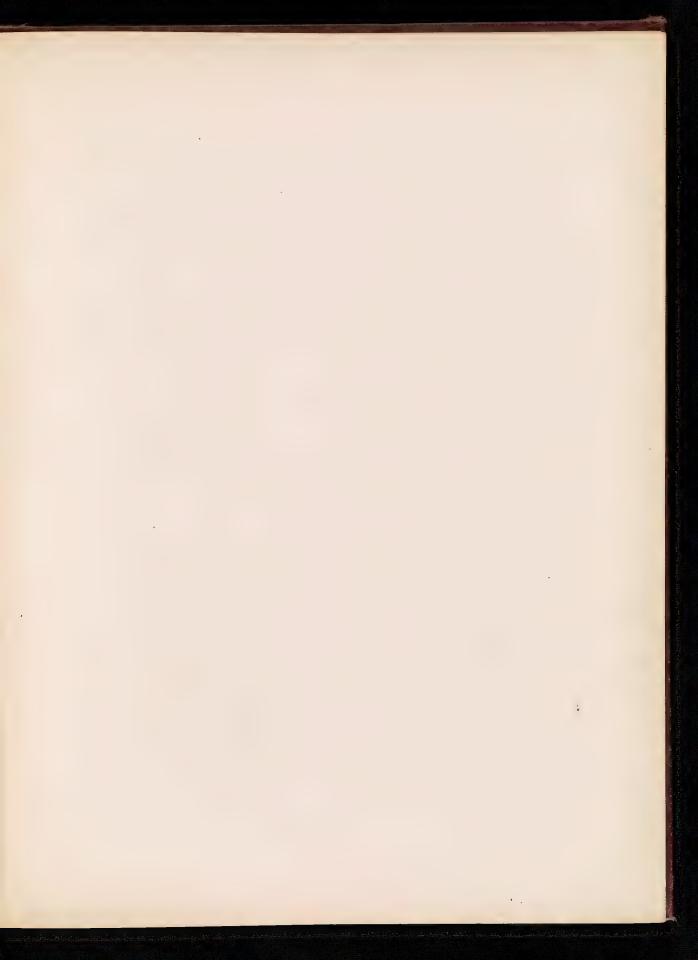
PERSPECTIVE VIEW



PERSPECTIVE VIEW PLATE NO. 10.

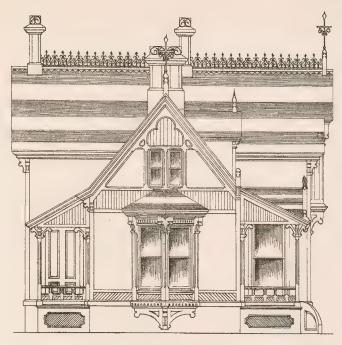
W.M. WOOLETT.
ARCHITECT.





PLATES 8, 9,

Show plans, elevations, and details of a small cottage villa now in course of erection in the central part of New York State. The foundations are brick, cellar under the whole house, finished throughout in pine wood; roof slate; built for winter as well as summer use; foundation walls hollow. Design shown on Plate 10 is constructed in same manner as above.



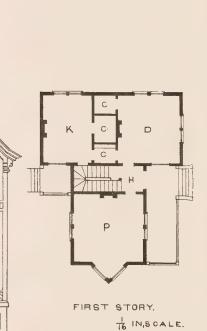
C B R. C B R. B.R.

SECOND STORY

16 IN. SCALE

SIDE ELEVATION

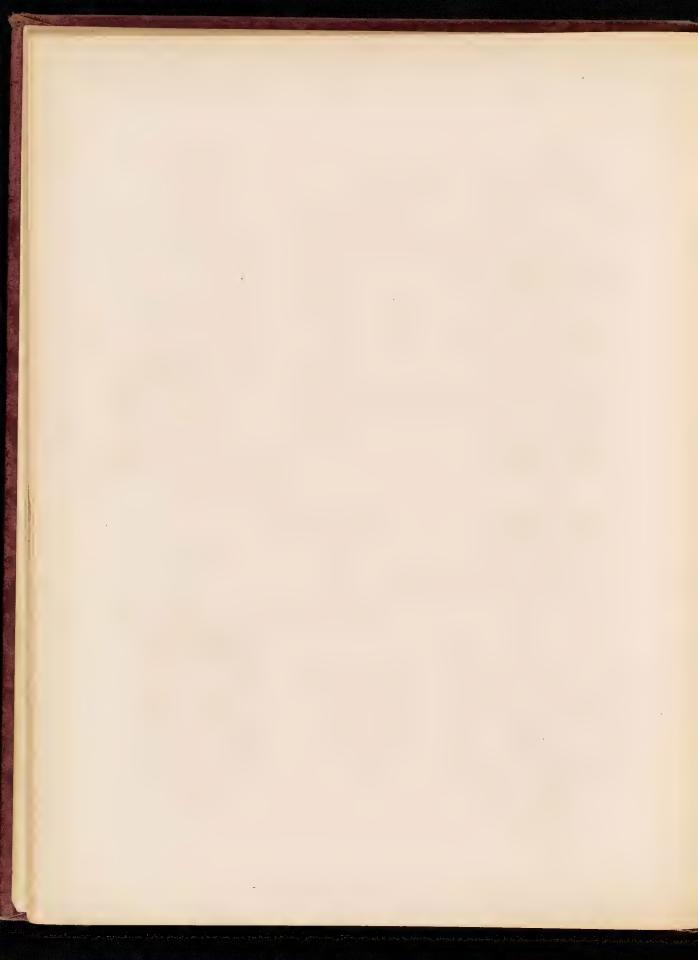




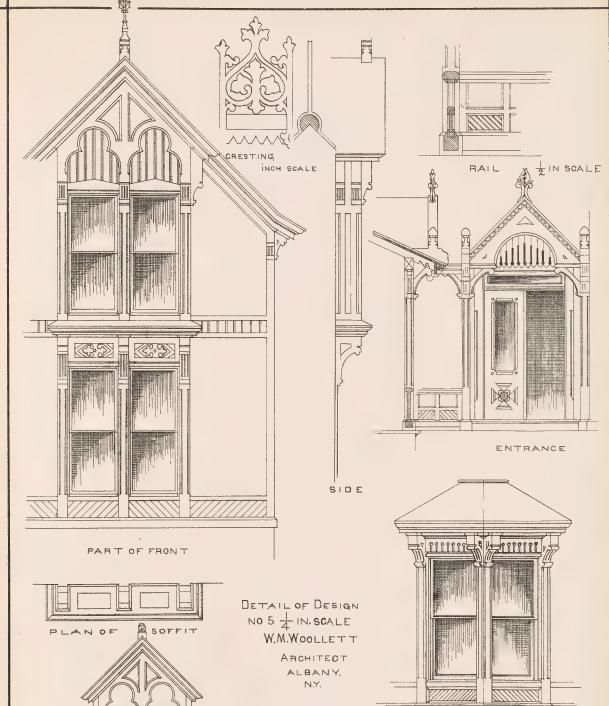
FRONT ELEVATION

BINSCALE

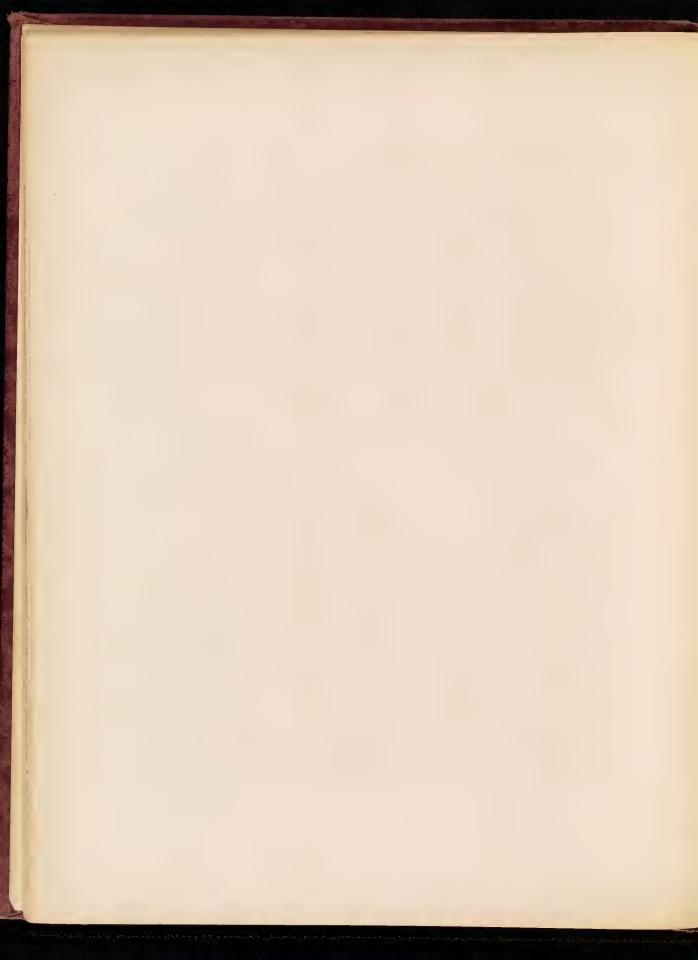
W.M.WOOLLETT.
ARCHITECT. ALBANY, N.Y.



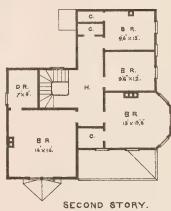
BAY



DORMER







SIDE ELEVATION .





FRONT ELEVATION

1 IN. SCALE

16 IN. SCALE

W. M. WOOLLETT.
ARCHITECT. ALBANY. N.Y.



SPECIFICATIONS

Of Labor and Materials for Frame Cottage, shown on Plate 10.

WM. M. WOOLLETT, Architect,

55 N. Pearl Street, Albany, N. Y.

GENERAL PROVISIONS.

The contractor to give his personal superintendence to the work; to furnish all transportation, labor, materials, apparatus, scaffolding and utensils needful for performing the work in best manner, according to accompanying plans and specifications.

All work and materials to be of the best description, unless otherwise specified.

No part of the work to be underlet, unless by consent.

The contractor to be responsible for each and every violation of public ordinances, caused by obstructing streets, sidewalks, etc., and shall hold the owner harmless for any damage or expense arising therefrom; and at the completion of the work they shall remove all surplus earth, rubbish and other materials from the premises.

The carpenter and mason shall pay each one-third of the cost of insurance on the building during its erection, provided the proprietor sees fit to effect such insurance with "Builder's Risk" until the completion of the building, the proprietor paying onethird.

The carpenter shall not be allowed to prepare his work in the building without the written consent of the architect.

The expense of cleaning the building after completion shall be paid by the car-

penter and mason.

DRAWINGS.

DESCRIPTION

The contractors shall afford the architect all the required facilities—such as putting up of ladders and scaffolds, to enable him to inspect the work.

The drawings must be accurately followed according to their scale, and preference given to figured dimensions over scale. Detail drawings, full size, will be furnished. Any work constructed without such drawings must be removed, if required, and work replaced at contractor's expense. All the drawings to be returned to this office, and no drawing to be used elsewhere or copied.

House size shown on plan (figured on drawings). Cellar, 6' 4" high in the clear; first story, 10' 0" in the clear; second story, 9' 0" in the clear. All divided, subdivided and built in exact accordance with plans and specifications.

MASON'S WORK.

Excavate and remove from premises all soil, gravel, loose stone, etc., necessary EXCAVATION. for cellar, trenches, wall-piers, chimneys, cistern, drains, areas for cellar windows, cesspool and all other work that may require such attention.

Remove from premises all trees and shrubbery, and at the conclusion of the work to be made broom clean; also from time to time as may be required.

Fill in around the walls as laid, grade up about the site as directed and replace the loam to a depth of 12", leaving even slope with not more than quarter pitch. GRADING.

SPECIFICATIONS-DESIGN 6.

steep slope of the bank to be solid. To be a single row of sods 12" wide around the house as a border, around driveway, area curbs, manhole, etc. The contractor will furnish the sods. Said sods not to be cut on the premises.

Drain of 6" glazed tile drain pipe, laid as, and where shown, to cesspool from front conductor pipe from waste of kitchen sink and overflow from cistern; also the same from remaining conductors to cistern; properly laid, with incline; jointed in cement; 6" running traps for drain from kitchen and for cistern overflow.

Circular on plan; sink it below grading 4' at crown; wall built up in brick as shown, laid dry and domed over in said manner as cistern, leaving manhole in top, with cast iron curb and top; ventilate cesspool with 4" drain tile, and leave the same standing 1' 6" above ground; dome laid in lime and cement mortar.

Foundation wall, as shown, shall be laid up with best quality of hard burnt brick; no soft or slack burnt brick shall be used. Outside walls carried down 1' 4" below the cellar floor and 3' 0" below ground at area ways; said walls to stand on a footing of flat stone 8' deep and 2' 0" wide, well bedded. Walls, where shown, built with 4' hollow space above surface of ground and well tied together every fifth course, well slushed in with mortar in the interior of walls, and neatly pointed and joints struck flush on the outside above surface, and where exposed in cellar, etc.; properly leveled to form seat of sill, and three courses solid above 4" hollow space.

Build piers for piazza as shown, starting 3'0'' below ground, on base stone 2'0'' square, capped with flat stone 4'' thick, same size as pier.

Build pier in cellar 1' $4''\times1'$ 4'' on flat stone 2' $0''\times2'$ $0''\times8''$, with flat bond stone, and cap, each 4'' thick.

Built as shown, with proper foundations, etc., complete. Shall be well parged on the inside; furnished with proper stove collars and covers to each flue, and carried out above roof and capped with terra cotta chimney caps of the size and design shown. Angles of brick cut so as to bring base of brick to fit the same, and the same where exposed properly flashed with lead. Proper mantel bars for fire-places, and chimney arches turned in parlor and dining room. Pave the fire-places in a neat manner back of chimney hearth-stone with pressed brick.

The mortar for this work shall be of the best Sing Sing lime, with clean, sharp sand, and a suitable quantity of fresh ground Rosendale cement.

Blue stone sills for cellar windows, 4" thick; blue stone slip sill for cellar door, 6" thick; lintels for door and windows, 4" thick and 8" high. Form curbing of 3" blue stone 1' below bottom of area up to surface of ground on three sides of area at cellar door.

Rain water cistern as shown of hard brick and cement; the wall to be 8" thick, circular on plan and 8' deep; crown to be 2' below surface; put two courses of paving brick on the bottom. Plastered with cement outside and in, and made and warranted tight for water. Cistern to be arched or domed over, with circular opening at the top, with iron well-curb and cover; the curb to be 6" above ground. Provide filter to suit architect. Cut in the same in proper manner for tile pipe from conductors, for plumber's supply pipe and for overflow in cesspool.

Lath between studs, on all exterior lines from sill to plate, on fillets provided by carpenter for back lathing; lath all parts of the improvement in first and second stories; narrow laths selected and used for ceilings, soffits of stairs, etc. All lathing to be made of best sawed spruce, put on with five nailings; joints properly broken.

Plaster between studs on lath on all exterior lines one good coat of lime and hair mortar. All walls and ceilings to have two good coats of lime and hair mortar, and finished with a third coat of hard finish. Arches, where shown, with rule joints on angles, and neat corbel trusses under same. The lime used to be of the best Sing Sing.

Cover platforms between timbers put in by carpenter with 1" of good, tough hair mortar for all floors.

Pave cellar and all areas with best quality of paving brick on 4" of black sand, the interstices well run in with liquid cement.

Furnish and set two green slate mantels in parlor and dining-room, with proper

CESSPOOL.

FOUNDATION

DRAIN.

Chimneys.

MORTAR.

BLUE STONE.

RAIN WATER CISTERN.

LATHING.

PLASTERING.

DEAFENING.

MANTELS.

SPECIFICATIONS-DESIGN 6.

black slate hearth-stones. Estimate the cost of mantels with hearth-stones, without cost of setting, at thirty-five dollars each; said mantels to be selected by the owner.

CARPENTER'S WORK.

FRAME. TIMBER. Frame to be what is known as Balloon Frame.

Sill to be of white pine, halved together at angles, $8'' \times 10''$.

Studs, 2"×4", 12" from centers; hemlock; to be double at doors, windows and angles; also, well braced each way from angles.

Floor joists, 2"×12", 12" from centers, gained into sill and to be spruce.

Plates, two, 2"×4", spiked together.

Rafters, $2'' \times 7''$ for pitch, crowed on to plate, to be of spruce; also, rafters $2'' \times 8''$ for deck, spruce; bearing beam, 8"×10", pine.

Collar, $1_{4}^{1''} \times 6''$ for each set of rafters; these form ceiling joists of second story; all well spiked together in the best possible manner.

All trimmers and trimmed beams to have 1" added to their thickness.

ROUGH

Cover outside throughout, including roof, with hemlock boards, put on with BOARDING.' "eight-penny" nails, gang sawed and laid edge to edge, well spiked to every stud and rafter, so as to tie the same in a first class manner; this includes roofs of piazza, bay and porch.

Cover all sides with clear fine clap-boards, put on with six-penny nails, planed CLAPBOARDS. and rabbeted, with not less than 1_{4}^{*} lap; no sappy or imperfect boards to be used.

CORNER BOARDS.

White pine 6" wide, with molded brackets at the top of same under cornice, as shown.

CASINGS. BLINDS.

Outside door and window casings, as shown, plain, with lip on same.

Put blinds on all the windows 14" thick, rolling slats, rabbeted and beaded style; blinds to be hung with wrought iron hinges, suitable fastenings, etc.

Piazza.

Timber. Sills, $4'' \times 8''$, pine, with $2'' \times 4''$ cleats nailed on, upon brick piers.

Joists, 2"×7", 12" from centers, of spruce. Rafters, $2'' \times 6''$, 12'' from centers, of spruce.

Plate, $4'' \times 10''$, edgewise.

Posts hollow, glued up of 11 stuff, with chamfered stops; rail and diagonals below, as shown; ceil the under side of the roof with 3" battens 3" wide, matched and beaded with neat 2" bead in angle, all to be of clear pine; the floor to be of matched Georgia pine battens 3" wide and 14" thick, with slight pitch outward; proper nosings wrought on the face of same; also, steps from the same, as shown; the risers to be $1\frac{1}{4}$ " of pine; the threads to be of Georgia pine $1\frac{1}{2}$ " thick, with molded returned nosings. Form panels on sides of steps. Panels of lattice work, as shown, formed under front and side of piazza below floor. Cornice, with gutter, formed in same, all as per details, secured to 11/2" rough brackets, well spiked to rafters.

STOOP.

Stoop in the rear to be set on 6" cedar posts, to be sunk 3' below surface of ground; the floors and the steps are to be the same as for front piazza, panels on the sides, with moldings planted in the same.

CORNICE.

Cornice formed, as shown, on 1½" rough plank brackets spiked on to rafters at plate; gutter formed in the same and so lined as to shed water to points indicated upon plan. Gabel staffs, scroll work, brackets, etc., as shown on elevations.

Iron cresting and finials as shown, all properly secured, etc., as per working drawings.

INSIDE WORK.

GROUNDS.

Provide and put up all necessary grounds for mason to skreed plaster to; ground to be \forall thick.

FUR.

Fur soffits of stairs, with inch strips, 12" on centers; fur arches where shown and as shown.

CENTERS.

Centers shall be provided for trimmer arches.

SPECIFICATIONS -DESIGN 6.

CUT IN.

Cut in gang sawed hemlock boards between floor timbers on all floors, laid on fillets spiked to joist 4" from top, to form seat for deafening (to be put in by the mason).

BRIDGING

Put in one row of bridging, double cross, in each length over 10', cut in with $1'' \times 3''$ and well nailed.

FLOORS.

Not to exceed 5" in width; pine, matched, well laid, nailed, joints broke, smoothed off and made ready and complete. Kitchen, kitchen pantry and back entry floors to be of Georgia pine battens, laid in best manner, 3" wide and 3" thick, all blind nailed.

WAINSCOT-

Kitchen walls to be wainscotted 3' high with beaded battens 3" wide, matched,

TING. STAIRS. and with neat capping; to be of pine, clear.

Stairs as shown, 1" risers and 14" treads, with returned molded nosings; to be supported on three spruce carriages, 4"×8", and well rough bracketed; with wall string, string, cylinder and apron boards, complete; steps to be housed into wall string; the newel to be $7'' \times 7''$ of molded turned walnut; the rail to be $2\frac{1}{2}'' \times 3\frac{1}{2}''$, molded and of walnut; balusters to be of turned molded walnut, $2\frac{1}{4}'' \times 2\frac{1}{4}''$; wrought molding under string. All complete and satisfactory to the architect.

STAIRS TO CELLAR. Stairs to cellar to be the same as above, with chestnut rail $2'' \times 3'' \frac{1}{2}$, and chestnut

turned $2'' \times 2''$ balusters on each.

Casings and base all as per details and of clear, seasoned pine.

CASINGS AND Base. WINDOWS.

Frames and sash complete for all windows; hung with best hemp cords, iron weights and 2" axle pulleys; sash to be of seasoned white pine, 1\frac{1}{2}" thick. Proper black Japan fastenings for all windows. Windows in parlor, dining and sittingroom to have paneled backs, other windows to have molded stool pieces; cellar windows to be of 2'' plank frames and sash, $1\frac{1}{2}''$ thick. Inside batten shutters to cellar windows hung with loose jointed butts, and to have inside barrel bolts; sash hung with inside bolt and loose jointed butts.

Doors.

Doors throughout to be of $1\frac{1}{2}$ ", six panels, three wide, with ogee on framing; hung with loose jointed butts; black enamel plated tips, black enamel furniture and brown mineral knobs; to have mortise cottage locks, except those showing in the parlor, dining and sitting-rooms and lower hall; these exceptions to have white mineral knobs and silver-plated furniture. Put hard wood thresholds at all the doors.

FRONT DOORS

Front doors, as shown, 21" thick, molded panels with raised panels within, astragal on the outside, with bull's eye lights in the top; doors hung with loose jointed black enamel butts, with plated tips, and a heavy mortise lock; white mineral knobs and silver-plated furniture, plated top and bottom bolts, and proper night-latch and keys. Rear outside door 2" thick, four panels, two wide, with ogee on framing, mortise lock, loose jointed butts and inside barrel bolts.

SHELVING.

Put white pine shelving in kitchen closet, and in closet in second story. Provide and put up 40' of chestnut hook racks, with black Japan hooks every 6", in such places as may be designated.

CELLAR DOOR

Cellar door formed of 1½" plank frame, with 3" battens ¾" thick, hung with wrought AND STEPS. iron hinges and fastened on the inside with a chestnut bar, $1\frac{1}{2}$ $\times 5$, with proper supporting irons on both ends.

> Steps to cellar door formed between the blue stone curb; these shall be on 2" plank strings, and of 1½" Georgia pine treads, with molded face.

BAY WINDOW. wall.

Bay window formed as shown, resting upon corbel brackets, well built into the

MISCELLANEOUS WORK.

GLAZING.

Furnish labor and material, and set all required glass throughout the house in the best manner; the glass to be first quality double thick French cylinder. All imperfect or improper glass to be removed and perfect placed in by the contractor. The sash to be primed before being glazed.

PAINTING.

The painting shall be done with the best English lead and linseed oil in three coat work for all inside and outside work; the outside to have Two light tints to suit the

SPECIFICATIONS—DESIGN 6.

architect; sash, Indian red; piazza and porch floor, lead color; ceiling, pea green; front door, grained walnut and two coats of varnish; brick work not to be painted; tin roof, two coats of brown mineral paint; iron finials, black. All the inside work painted in three coats, plain tints, to suit the architect; the hard wood, including floor and thresholds, to have two coats of oil; the sink to have bronze green paint.

Cover the deck, roof of piazza, roof, bay, etc., etc., with the best quality of roofing tin in use, well soldered and warranted tight for one year; line the gutters with tin in the same manner; supply conductors where shown on plan by red circles; to be 3", well soldered and well made, and of No. 24 galvanized iron, secured in the usual manner with irons.

TINNING.

SLATING.

The pitch of all roofs covered with the best purple Vermont slate, 8"×16", in two thicknesses, with tip and butt capping of 3"; to be put on with galvanized iron nails, two to each slate, and warranted for one year; to be laid with two bands, two courses each of unfading green. All slate uncut. Line all roofs with cane fibre felt before slate are put on, to be carefully stretched and tacked. Valleys, hips, ridges, etc., flashed with heavy zinc; flash the chimneys with zinc and secure with slaters' cement.

PLUMBING. Supply sink of cast iron, on iron legs, 18"×36", and iron lever handle suction pump to suit, and proper \(\frac{8}{4}" \) lead supply from cistern; cistern supply to extend into filter. Rose in sink and 1\(\frac{1}{4}" \) lead waste into drain, properly tapped.

Bell. Provide and hang in kitchen a 6" gong, with white mineral and silver-plated bell-pull at side of front door, with proper wire connections in tin tubes.

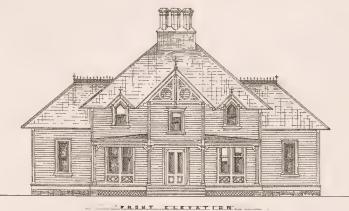
PLATE 11,

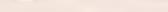
Illustrates the plans and front elevation of a working-man's cottage, erected for Mr. John Allen, on a farm estate at West Meriden, Conn. It is found to be well adapted to the purposes for which it was built. It is designed for two families, all rooms being entirely separate except hall and kitchen.

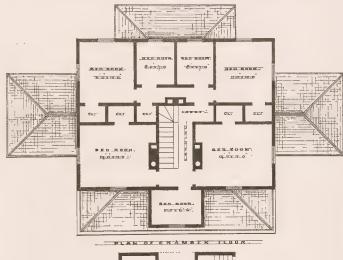
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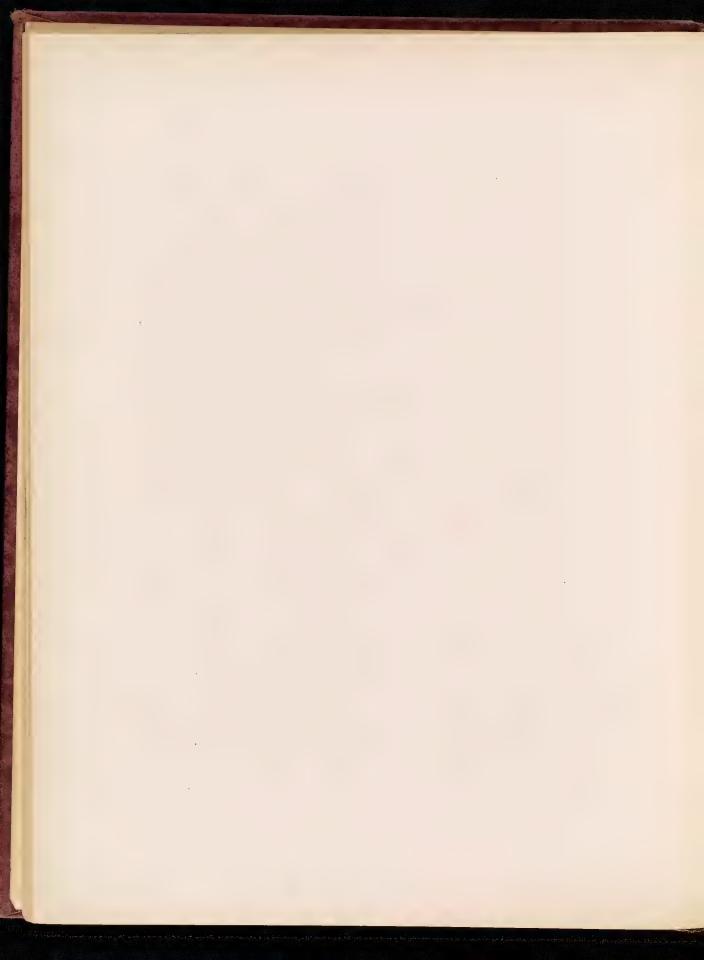
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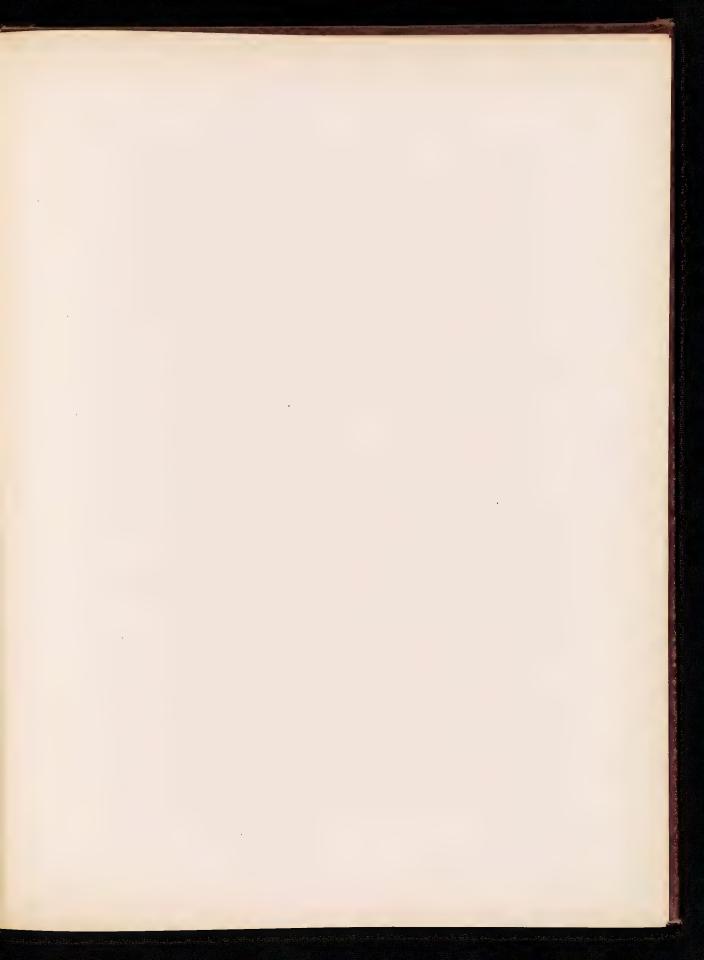


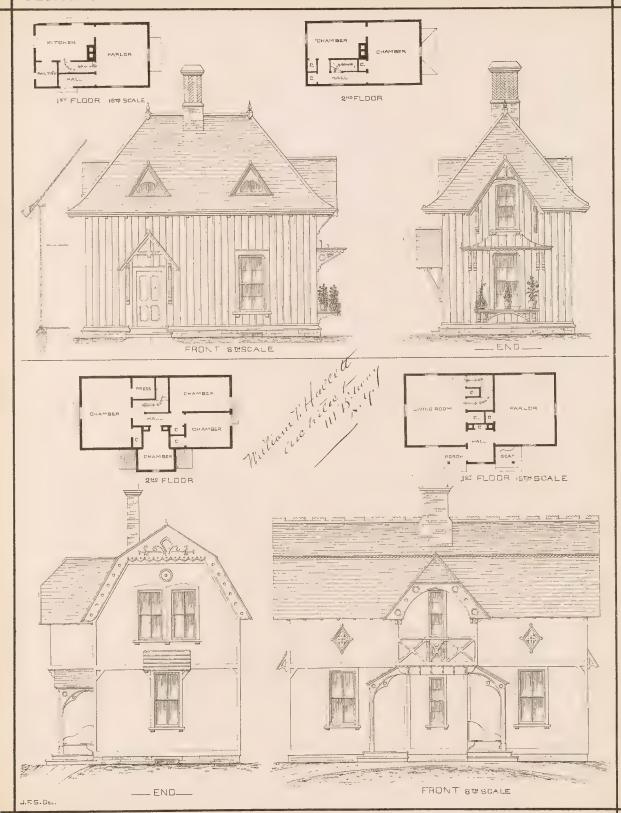
PLATE 12.

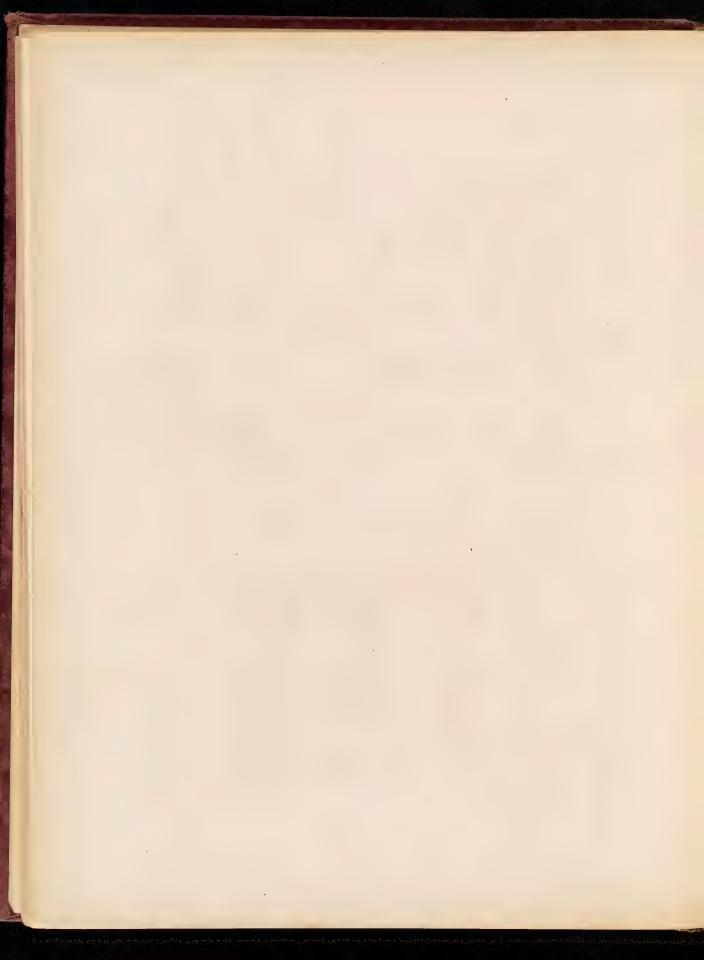
Design No. 8 is an illustration of a cottage which is suited for a party of quite limited means, but of refined tastes; or would make a tasteful gate-lodge or a gardener's cottage.

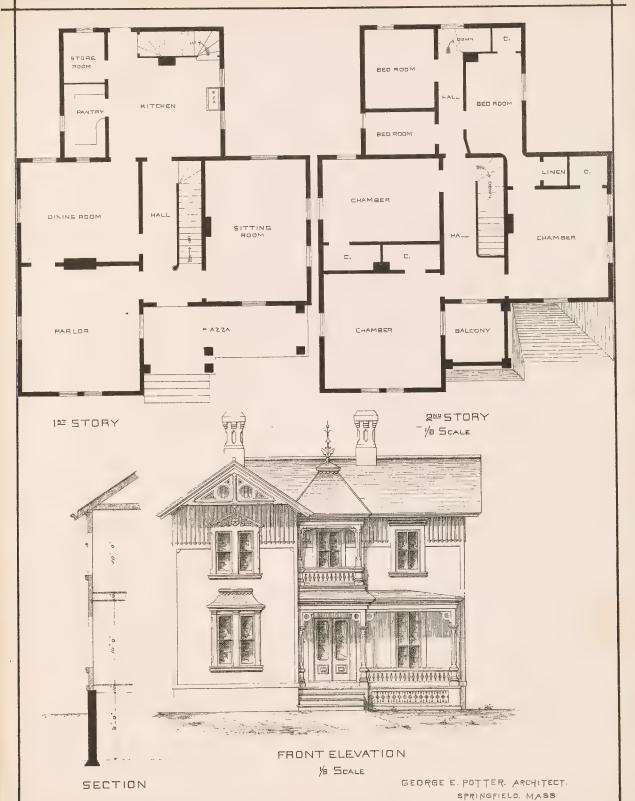
The style of architecture is a rural domestic gothic. The accommodations will be readily understood from the plans. If built on a side-hill, where a room above ground, opening towards the sun, could be obtained, and with the cellar in the rear, a very compact and roomy little house would be the result.

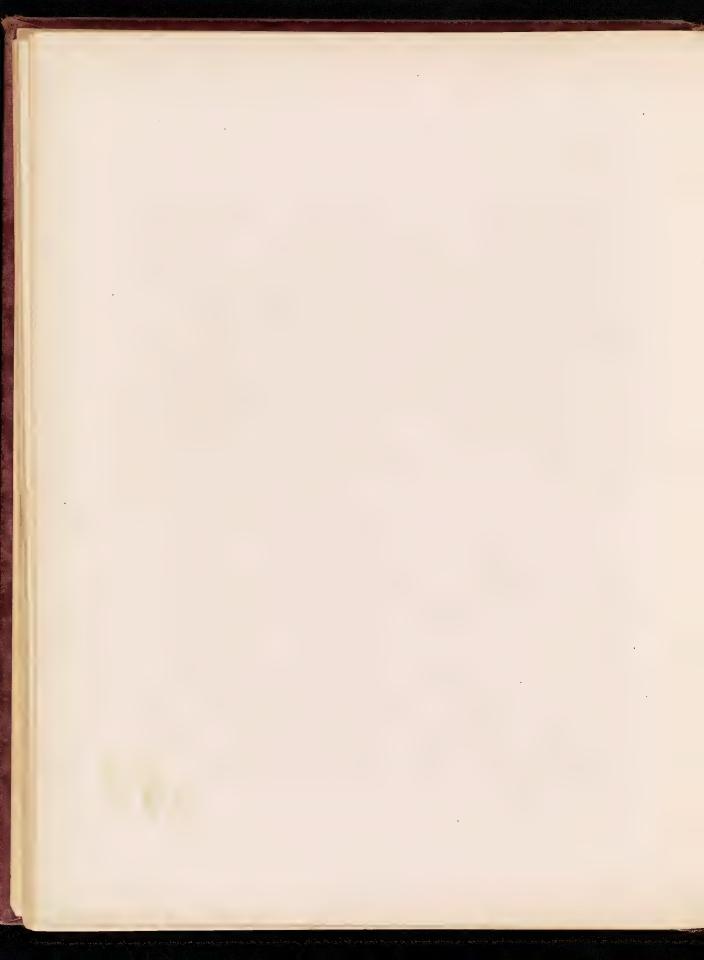
Design No. 9 shows a small cottage, with ample accommodations, which will be noticed by referring to Plate. The entire cost of the house, in any location, would be comparatively small.

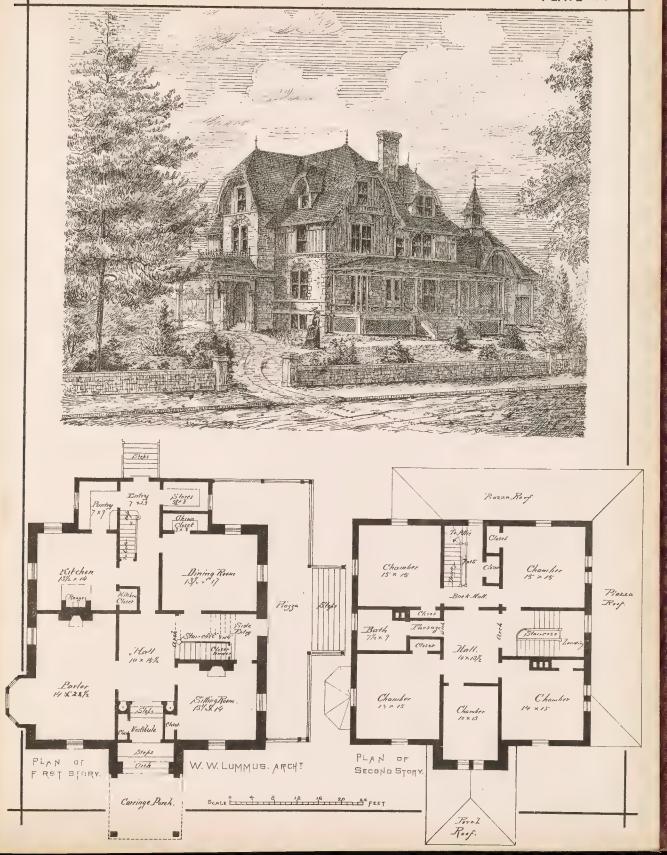
The style of the roof has greater merits and more economy of inside room than the universal "Mansard," so called, which is now on the decline in the vicinity of New York.

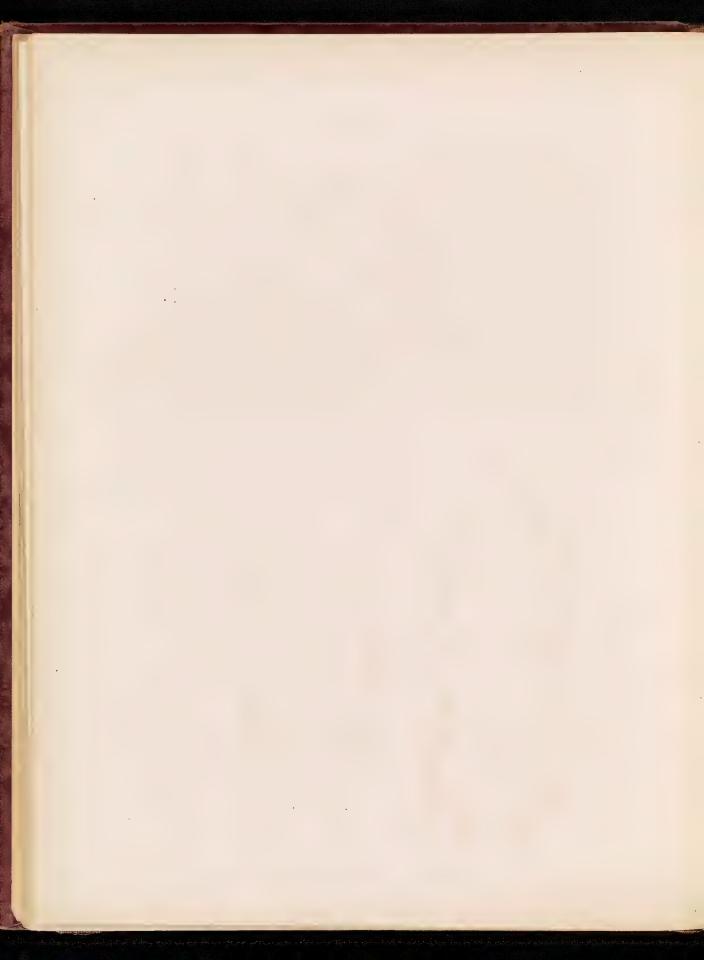


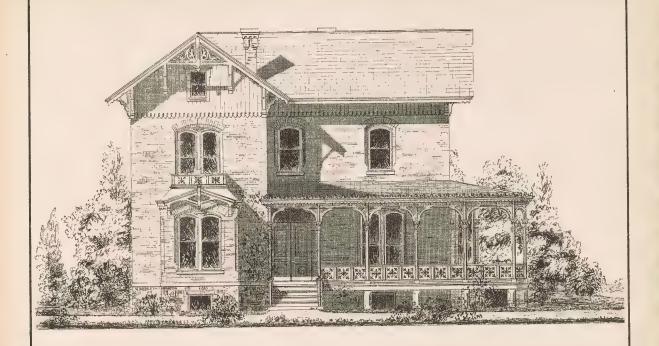




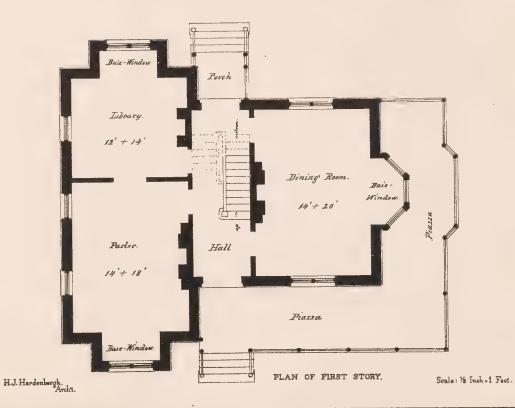




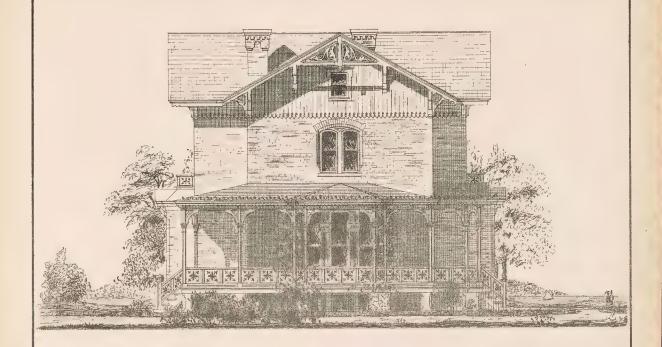




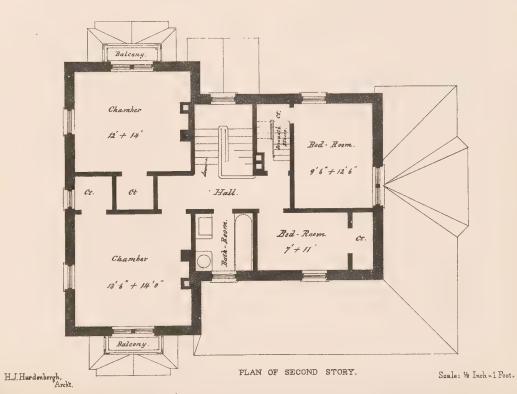
FRONT ELEVATION .







SIDE ELEVATION .

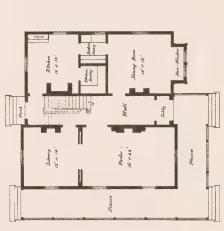






FRONT ELEVATION.

SIDE ELEVATION.



H.J. HARDENBERGH. ARCHITECT.

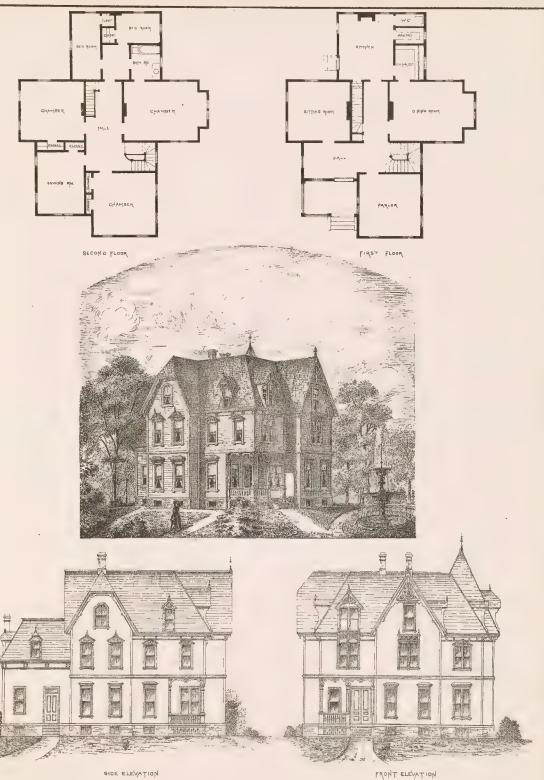
SCALE YE NCH TO THE FOOT.

PLAN OF FIRST STORY.

PLAN OF SECOND STORY.

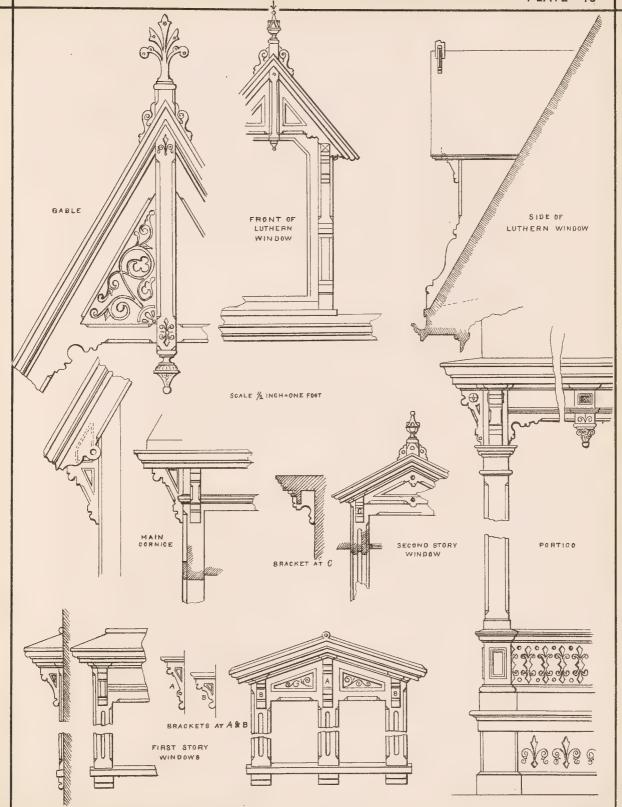


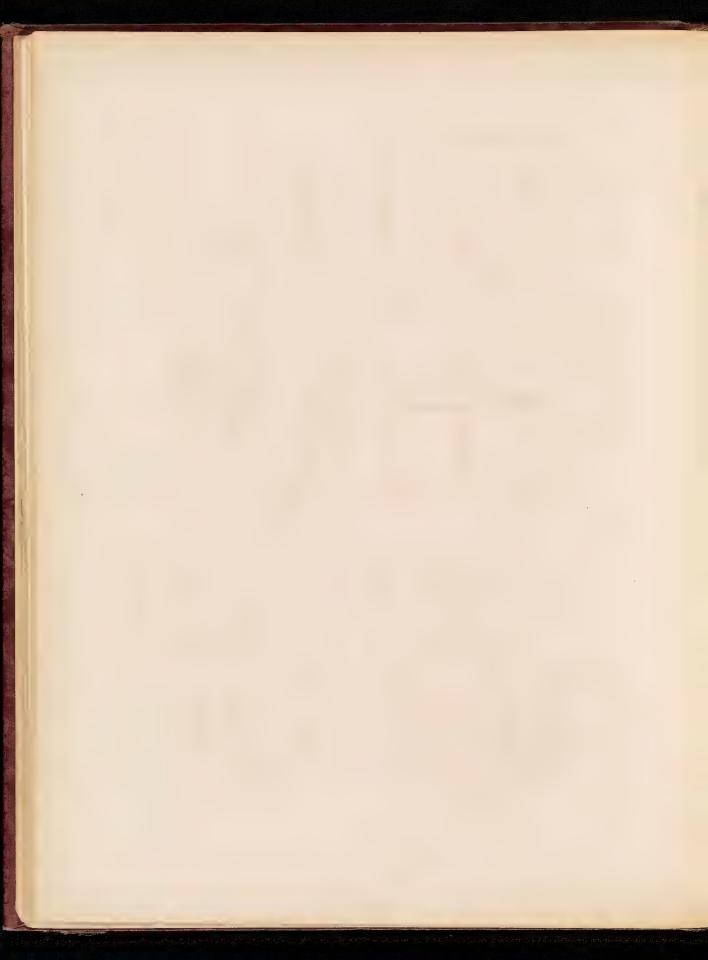
POSTON, MYBE.

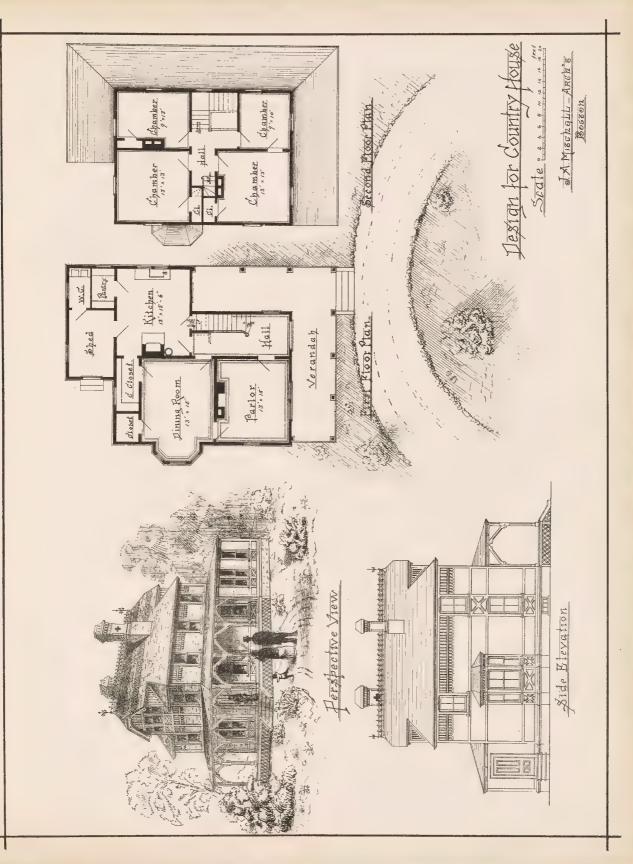


SCALE SEPINCH - 1 FOOT

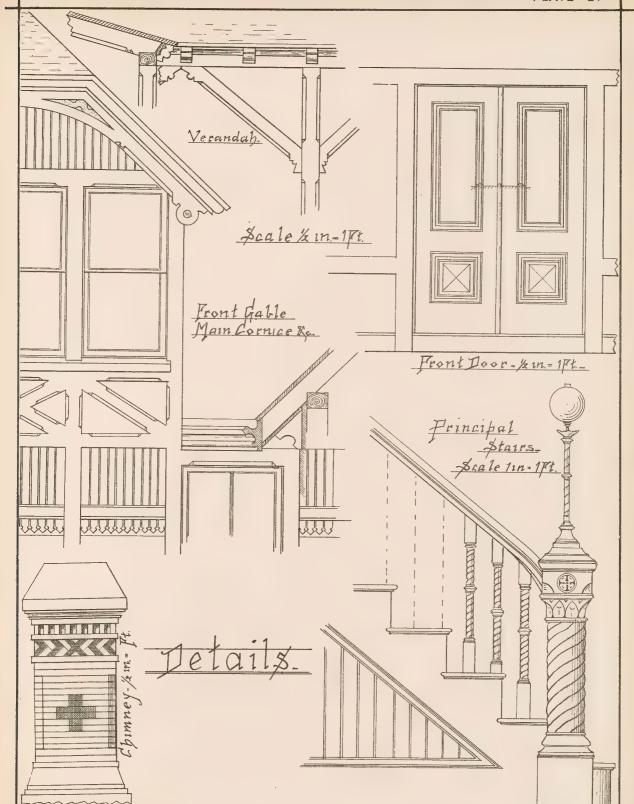


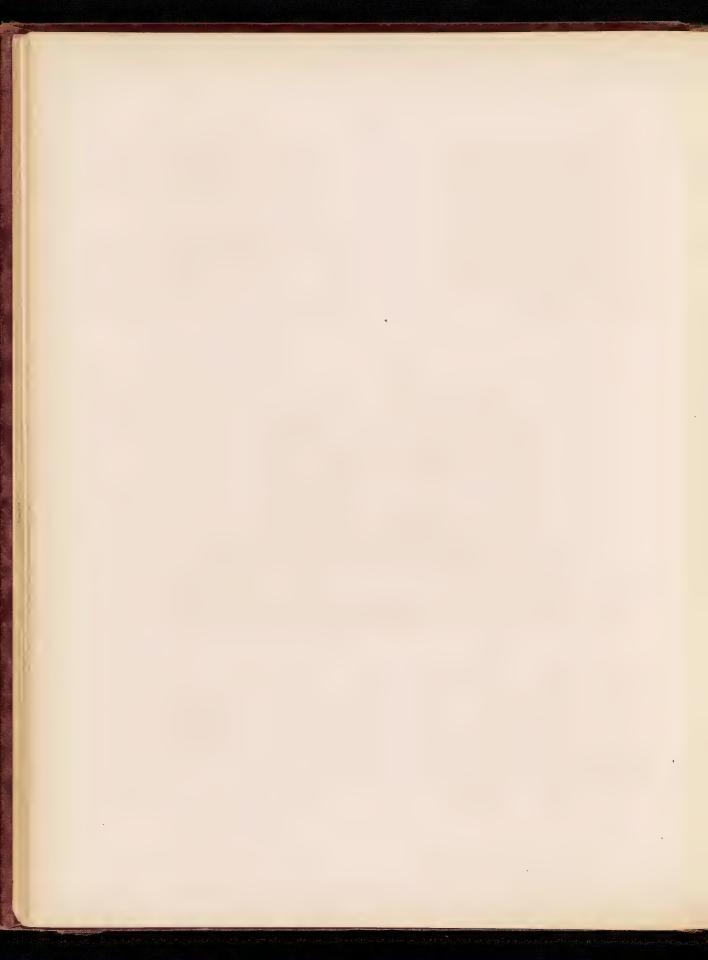


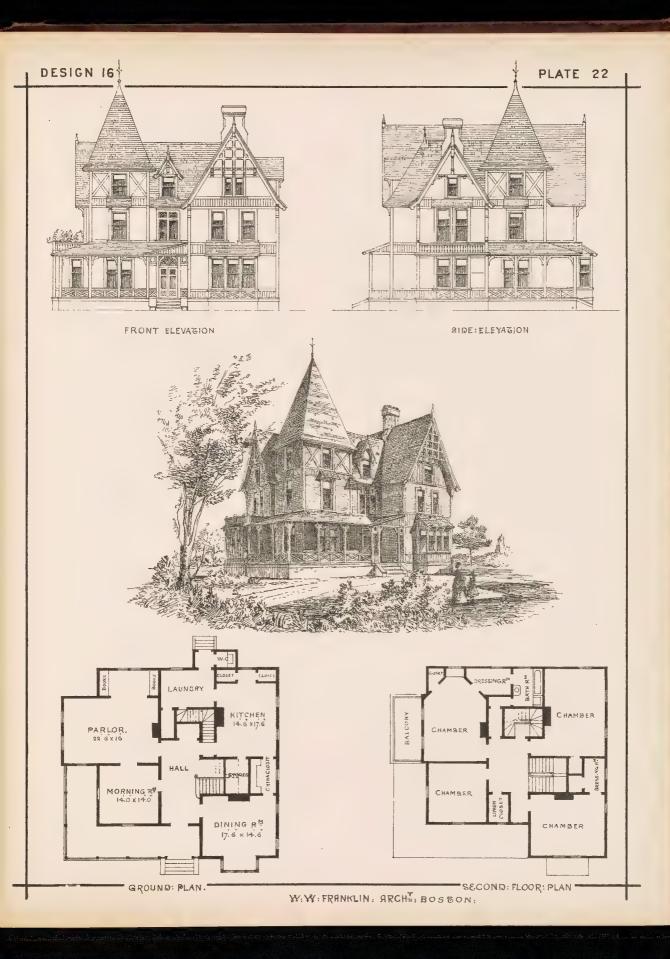


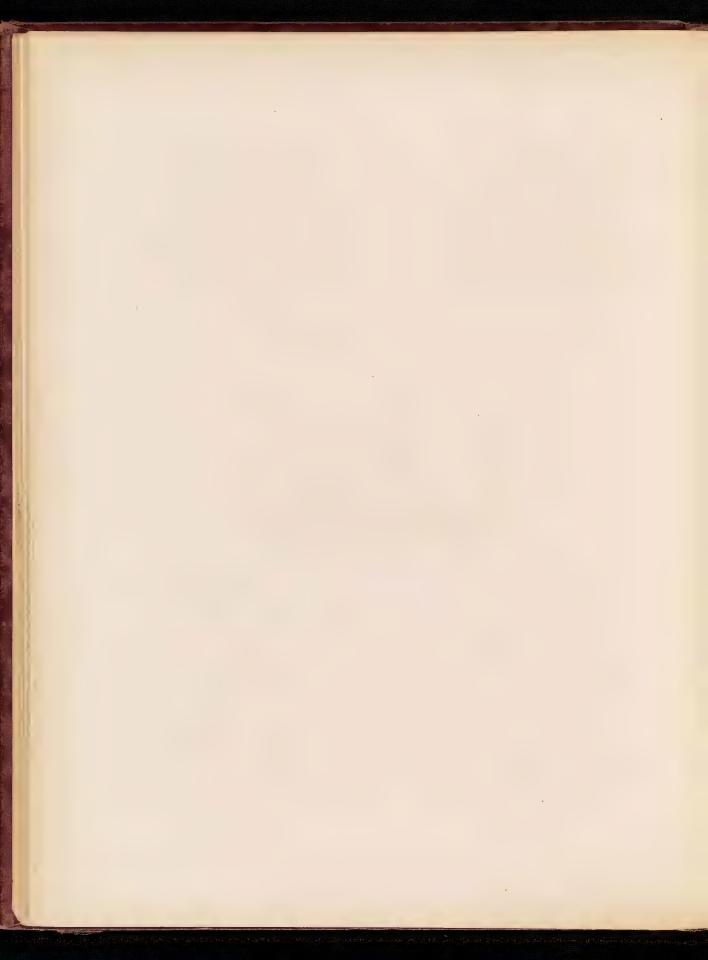












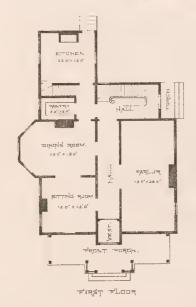


KON PLEAMING

SIDE CLEVATION



- PERSPECTIVE VIEW

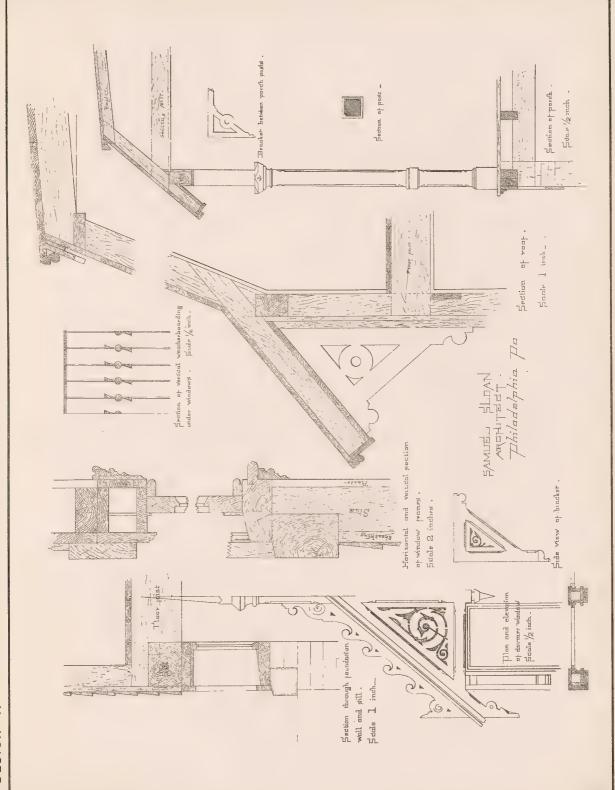


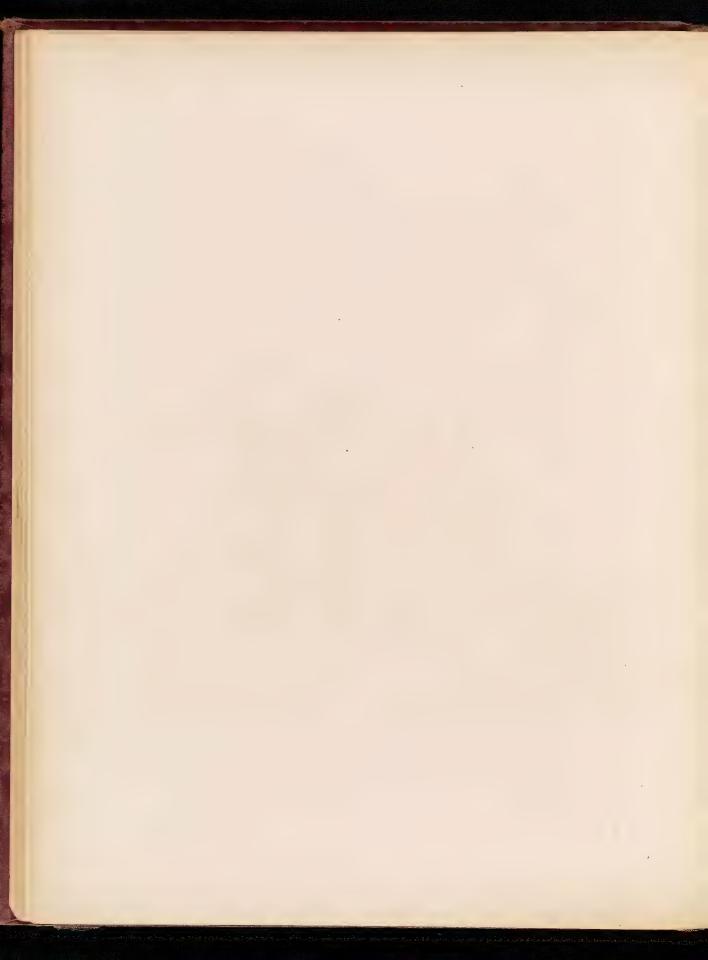


SAMUEL SLOAN ARCHITECT
Thiladelphia Pa.

SEC. NO F'.OTR

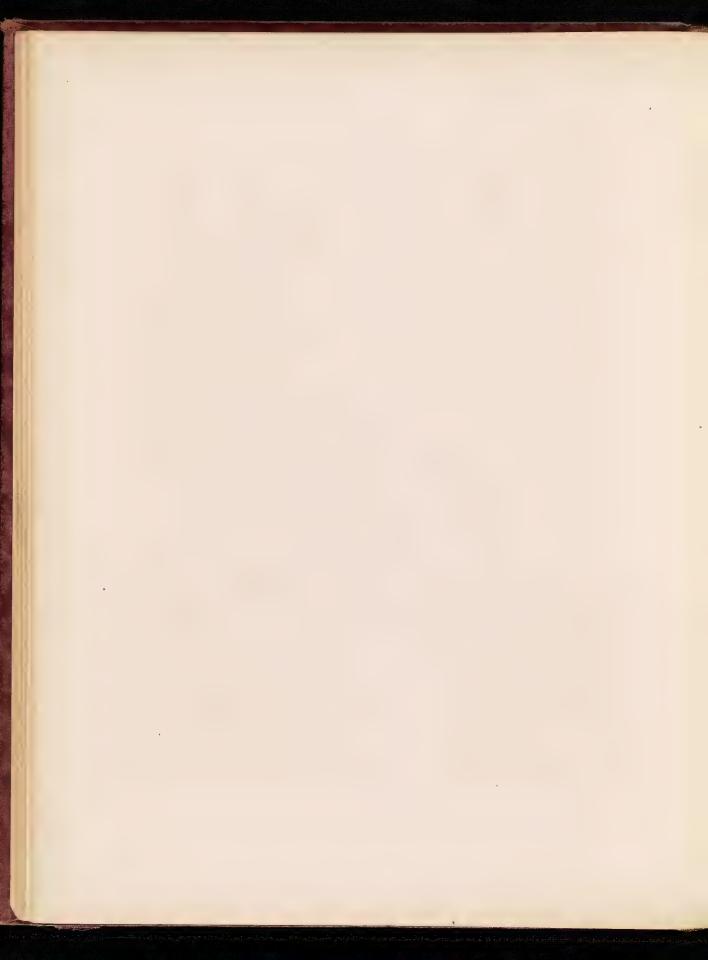


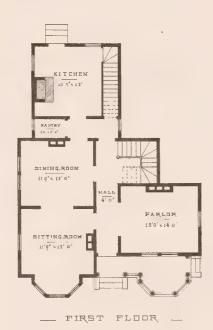


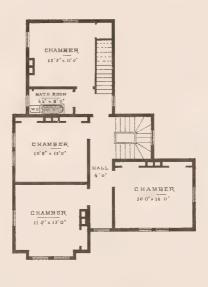




__ PERSPECTIVE VIEW __

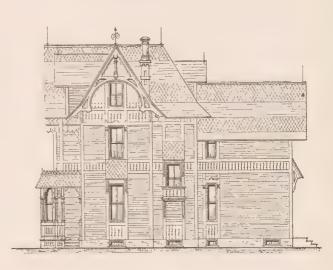






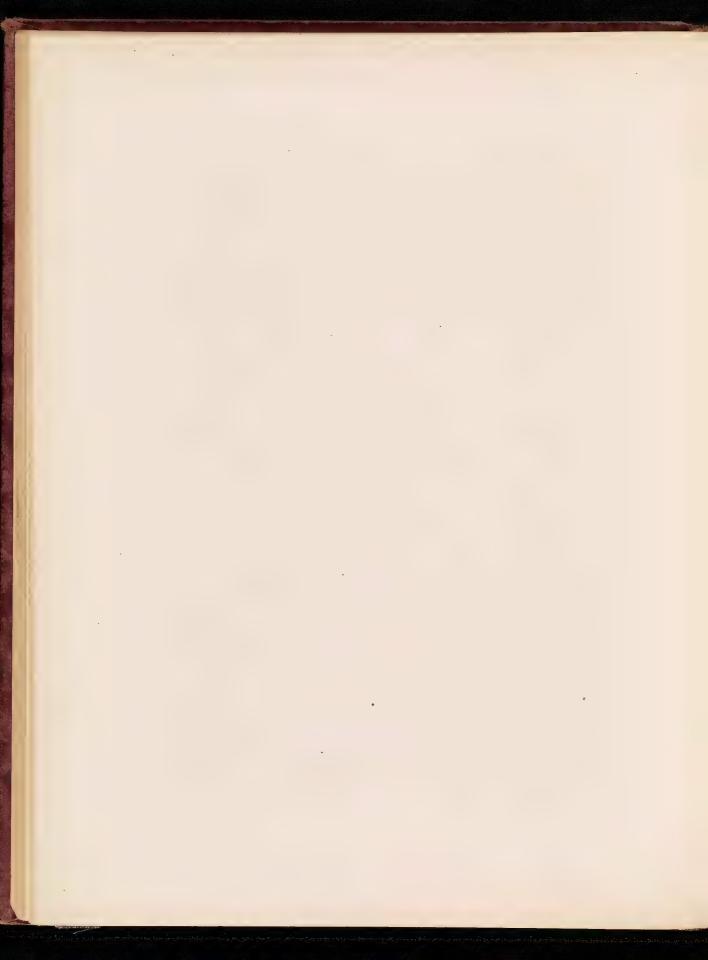
__ SECOND FLOOR .__

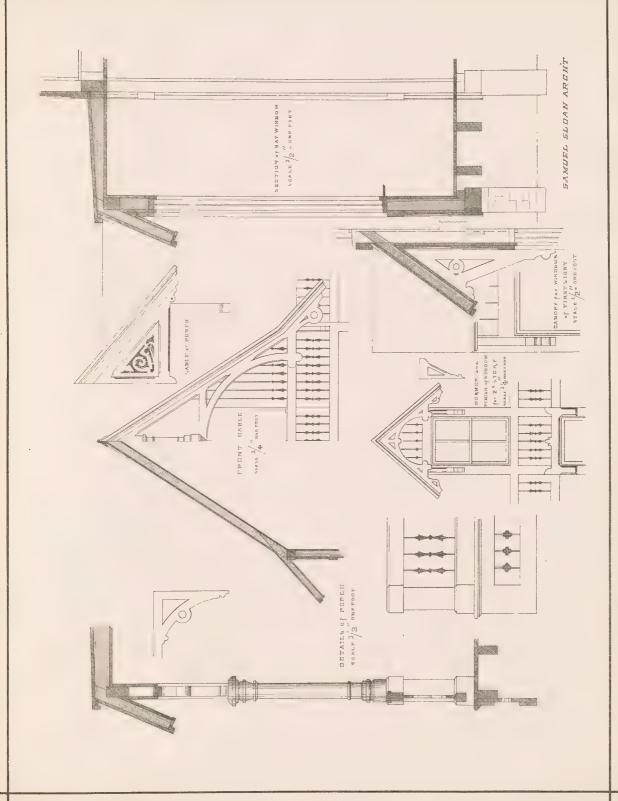


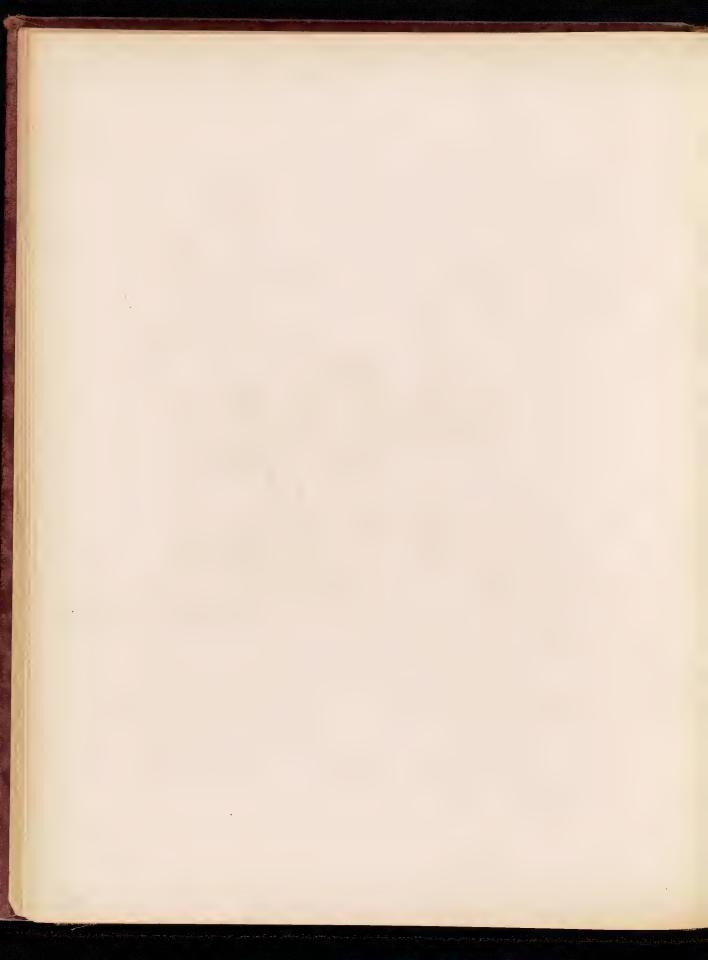


_ FRONT ELEVATION _ _ SAMUEL SLOAN ARCHY _ SIDE ELEVATION _

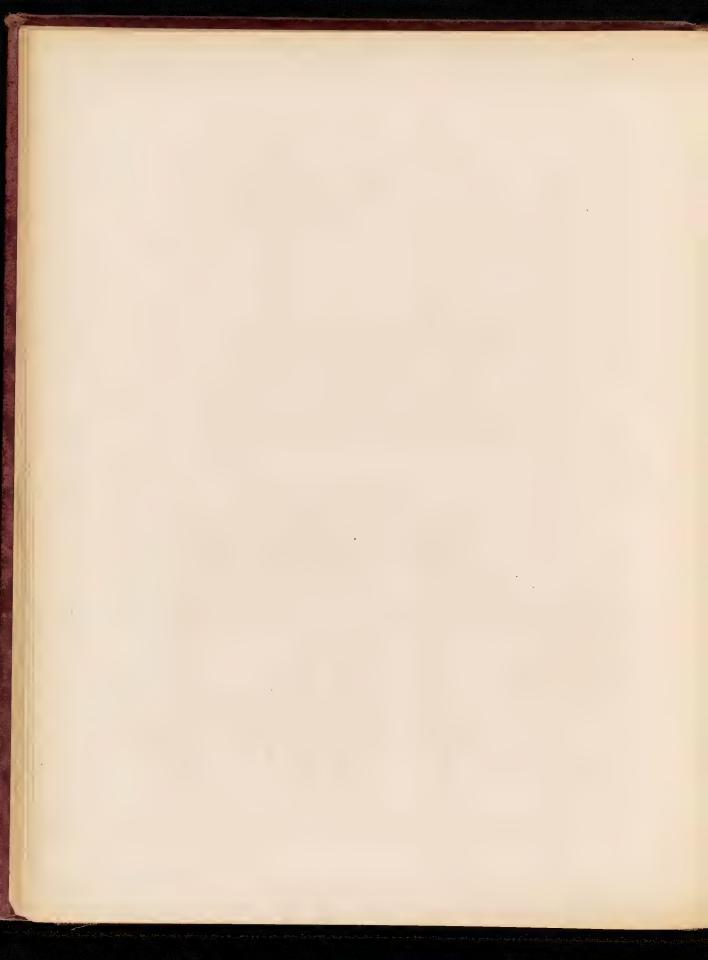
* 4 8 12 6 20 24 28 32 FEST. . . .













FRONT ELEVATION



_ SCALE /8 - | FOOT_

_ SIDE ELEVATION _ _ SAMUEL SLOAN, ARCH! _



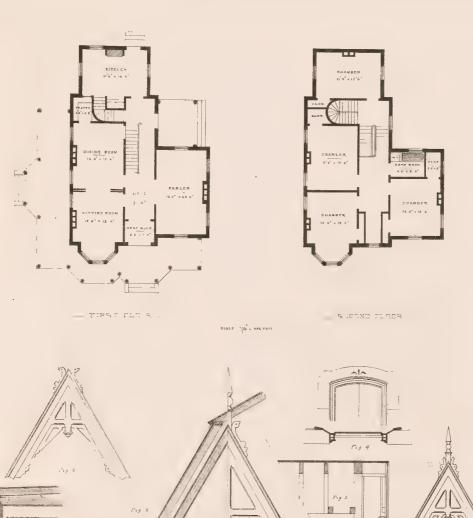


Fig 1

Fig 1

Fig 1

Fig 2

Fig 3

Fig 3

Fig 4

Fig 4

Fig 4

Fig 4

Fig 5

Fig 5

Fig 6

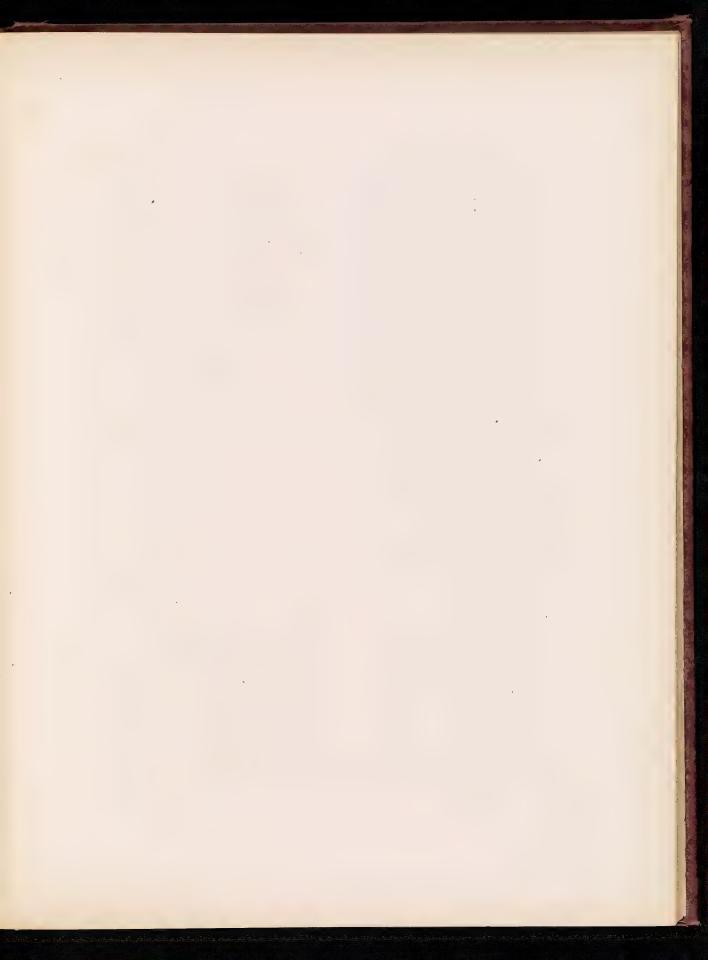
Fig 7

Fig 6

Fig 8

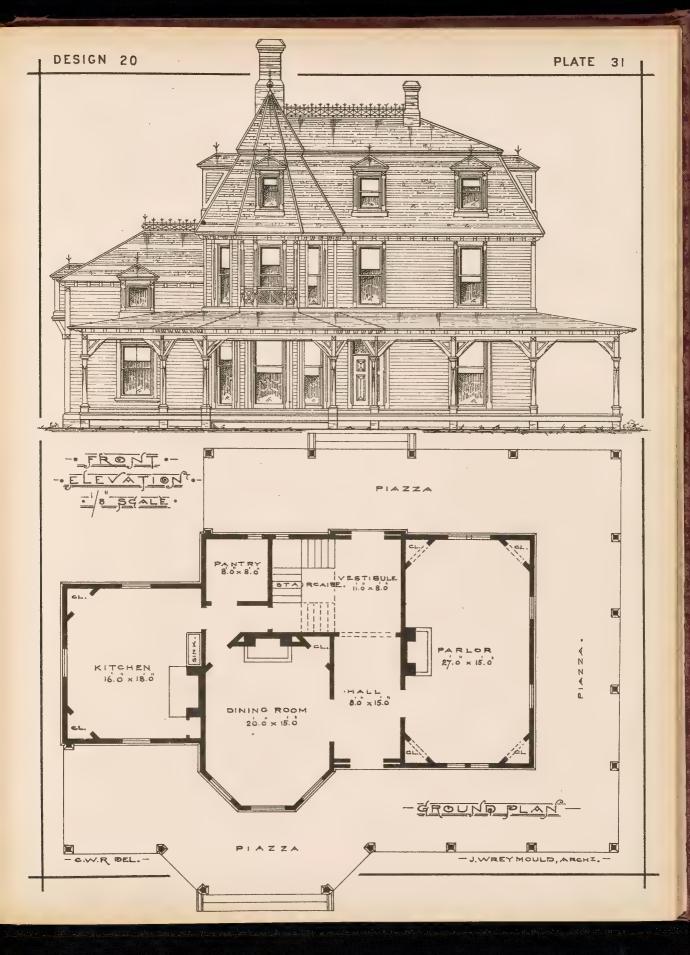
Fi

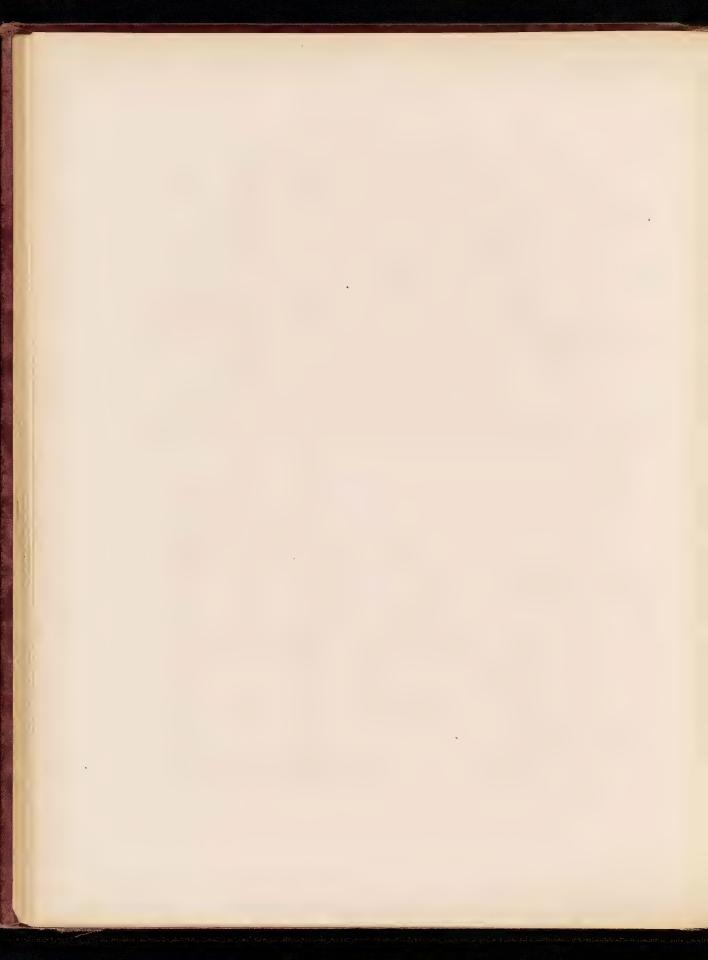


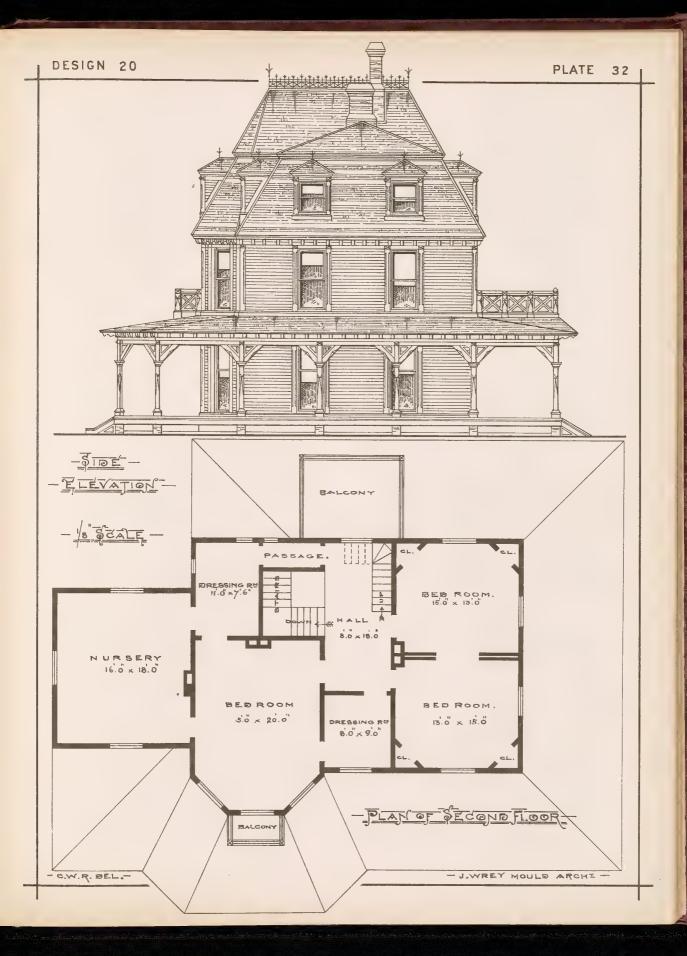


PLATES 31, 32, 33,

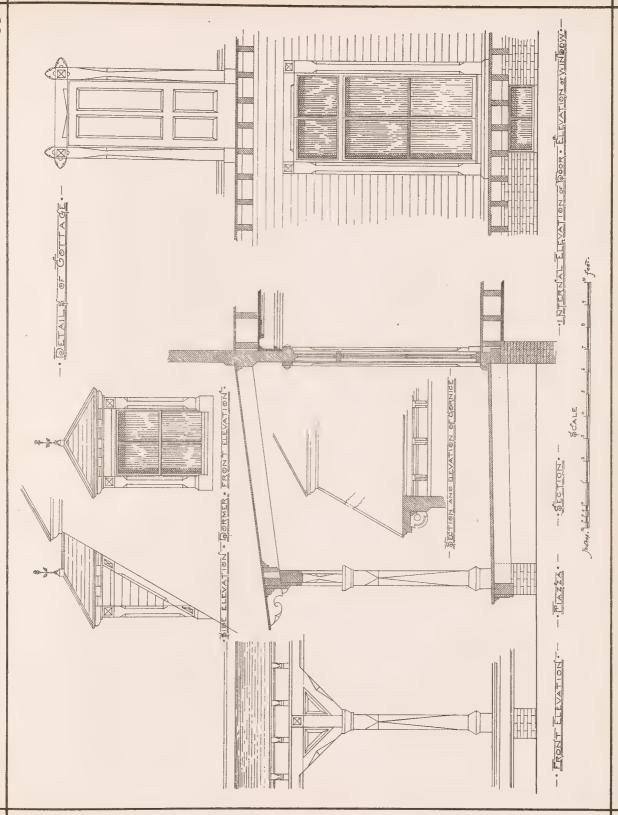
Show plans, elevations and details of a suburban residence, which has just been erected at Oceanic, N. J., for Dr. Henry E. Owen, of New York City. It stands on high ground, and commands a beautiful view both of Shrewsbury River and of the Atlantic Ocean. Though small it has two leading characteristics, which all American country houses should possess; a hall-way right through, and a piazza on three sides. It is constructed in a plain, substantial manner, and finished throughout inside, in hard wood, oiled and varnished.



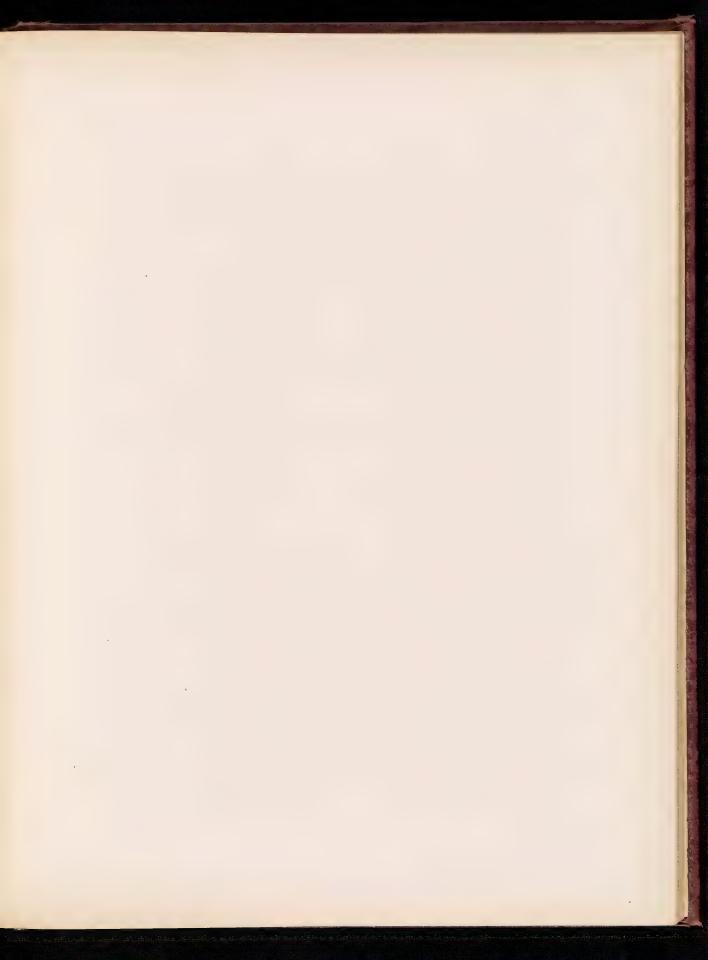










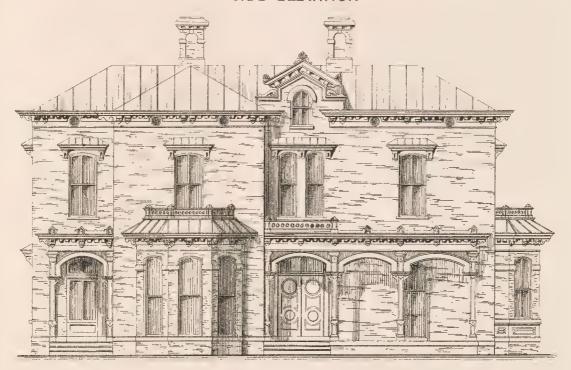


PLATES 34, 35,

Italian villa, built for Hon. George Brown, Knoxville, Tenn. This house was designed especially to meet the requirements of a southern climate, and particular care has been taken to secure thorough ventilation through ornamental vents in the cornice. It is built of brick, with galvanized iron and stone trimmings. The first story is twelve feet in height, and the second story eleven feet; both finished plainly but neatly throughout in black walnut and pine.



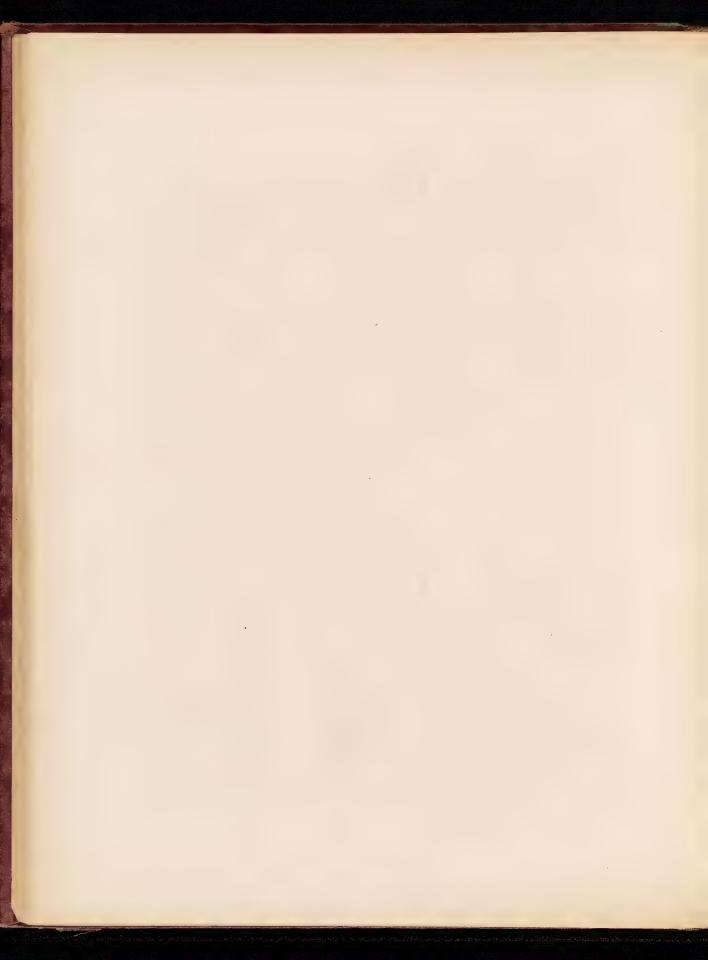
SIDE ELEVATION

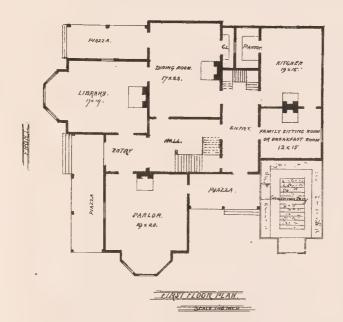


Scale 1/8" TO THE FOOT.

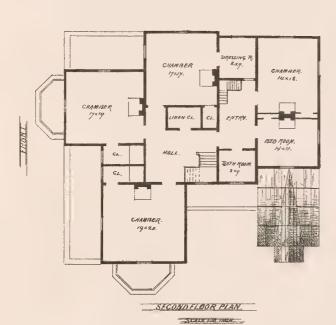
FRONT ELEVATION

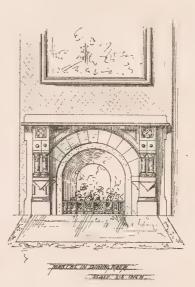
A.G.BRUCE . ARCHITECT, KNOXVILLE. TENN.



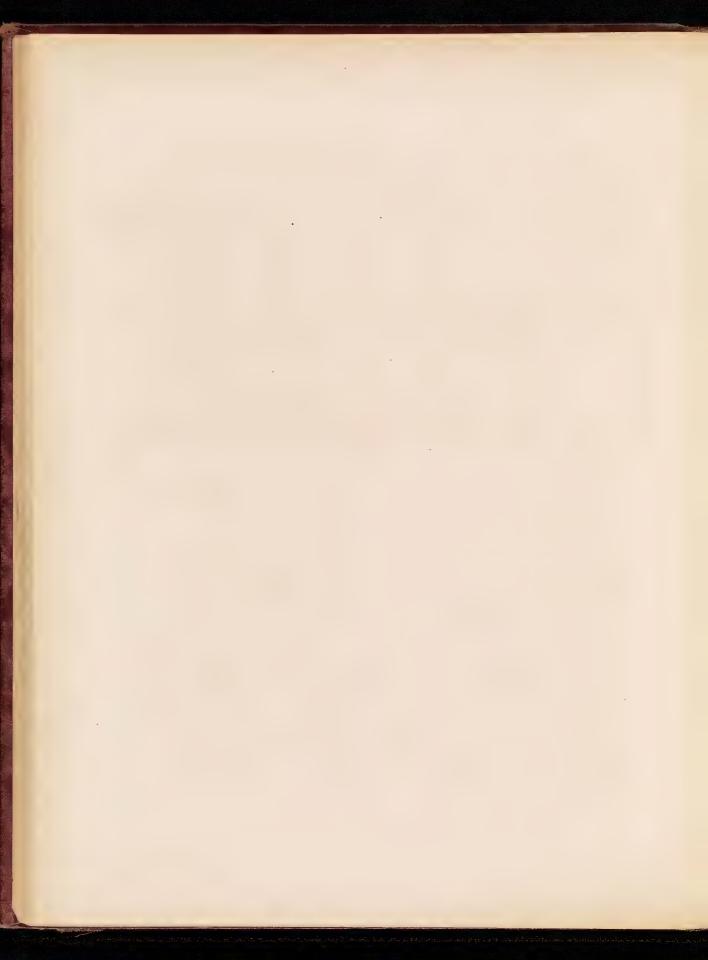








A.C. BRUCE, ARCHITECT.



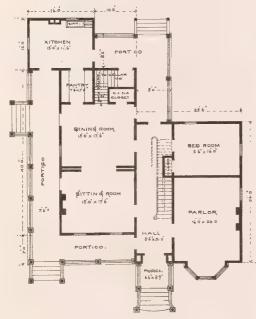
- CALIFORNIA FARM HOUSE -



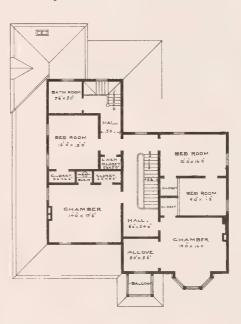
-SECTION -

-FRONT · ELEVATION -

- SCALE - TOTALE - TO



- FIRST-FLOOR - PLAN-

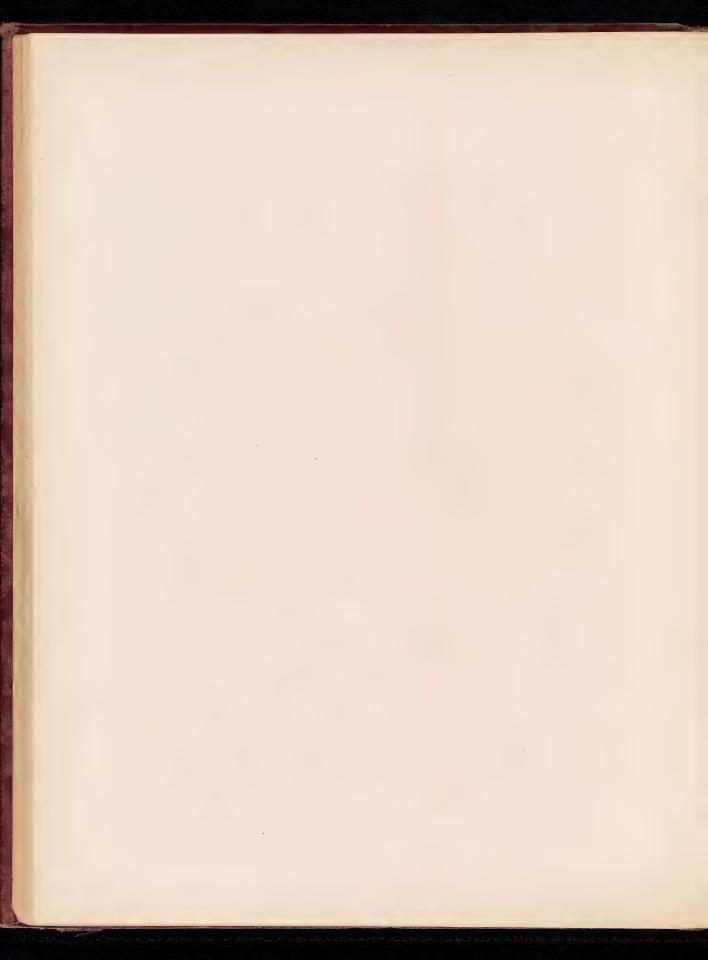


- SECOND FLOOR PLAN -

- SCALE TO PLANS -

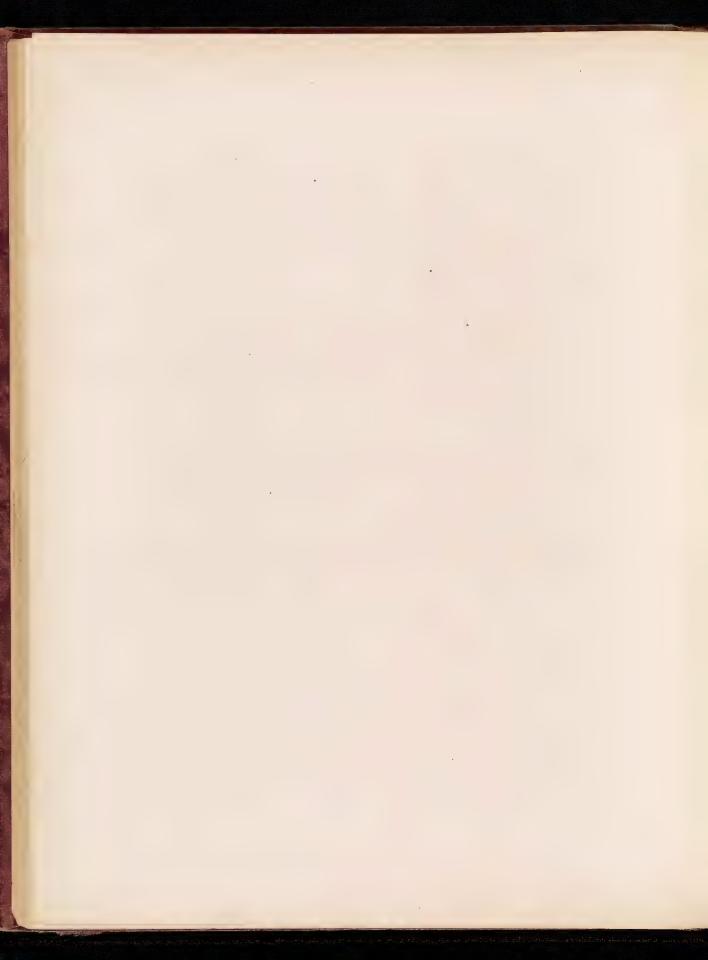
-A,A,COCK ARCHITECT -

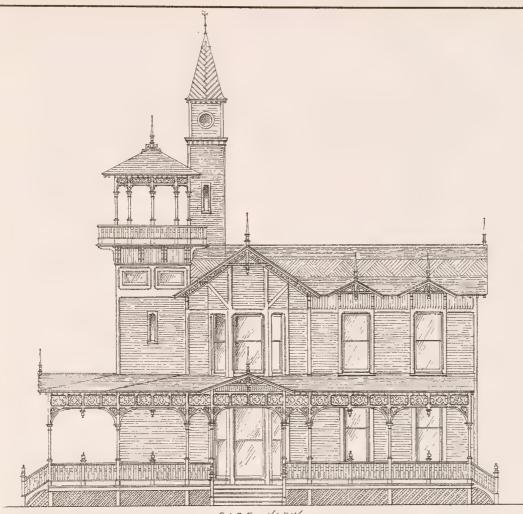
- SACRAMENTO CAL -



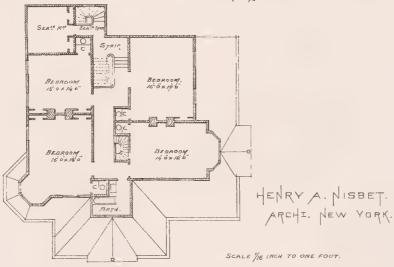


PRICE SCALE /6 INCH TO ONE FOOT.

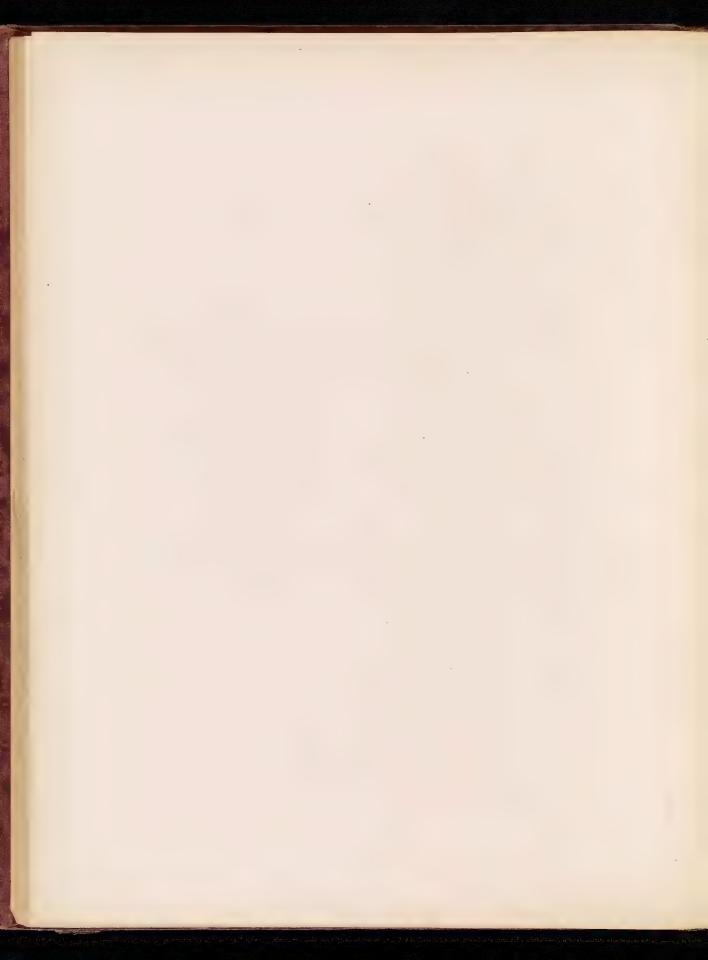


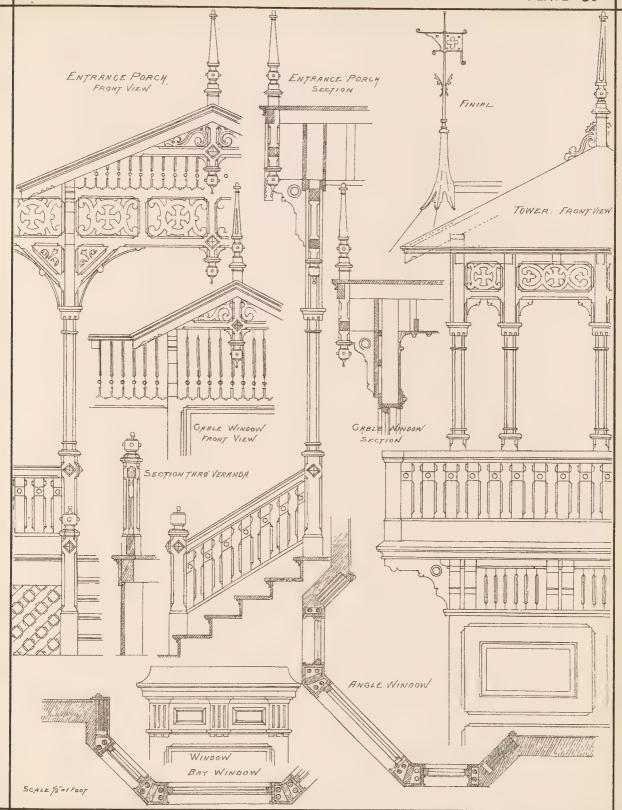


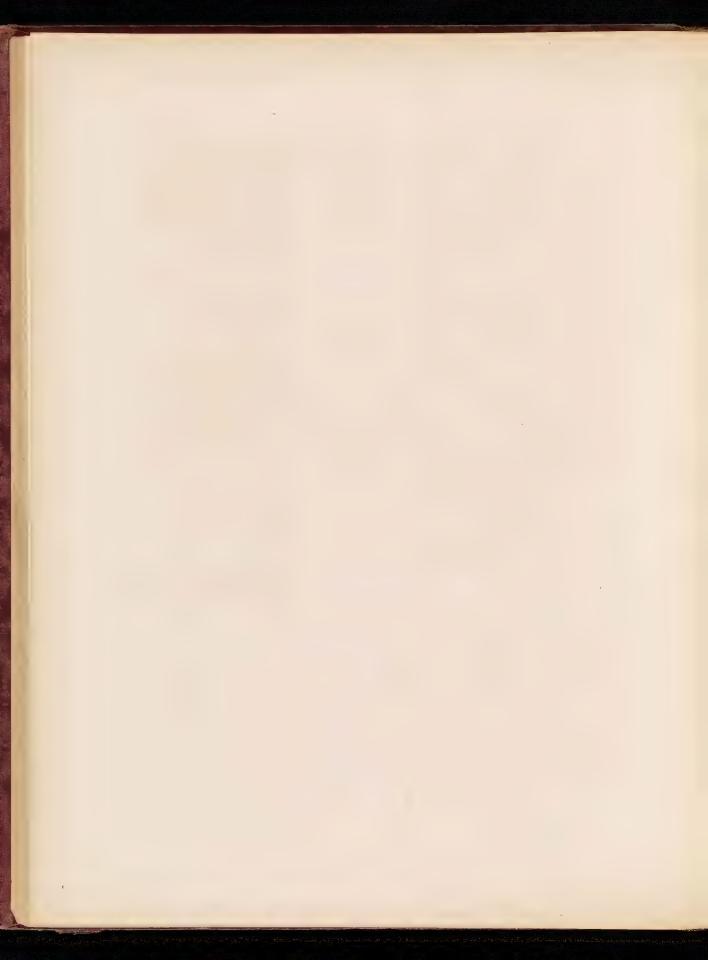
SIDE VIEW. SCALE /BINCH TO ONE FOOT

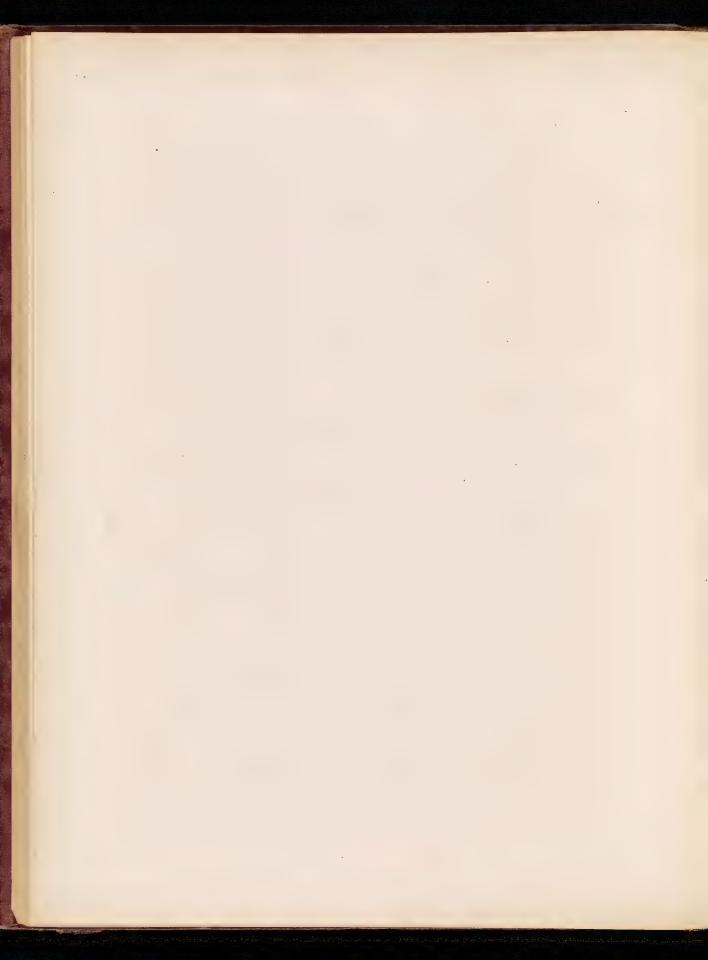


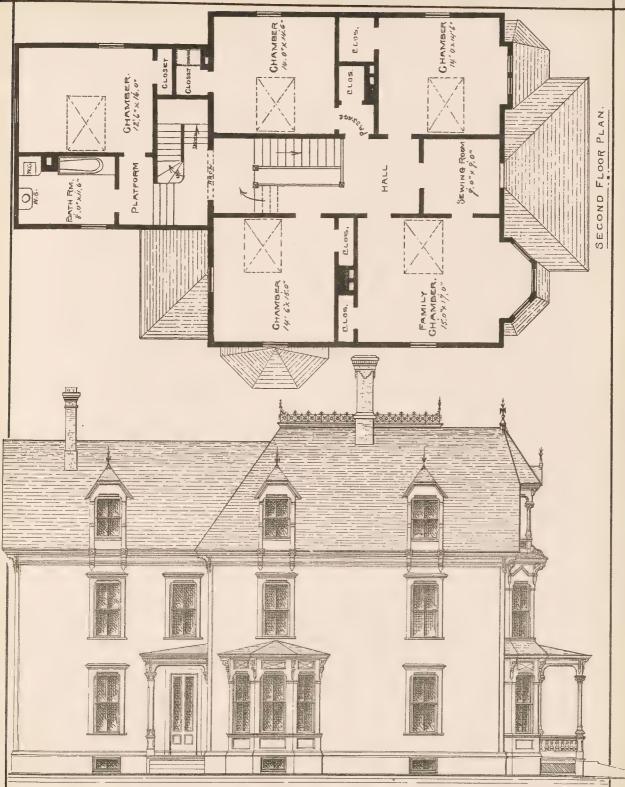
BEDROOM PLAN





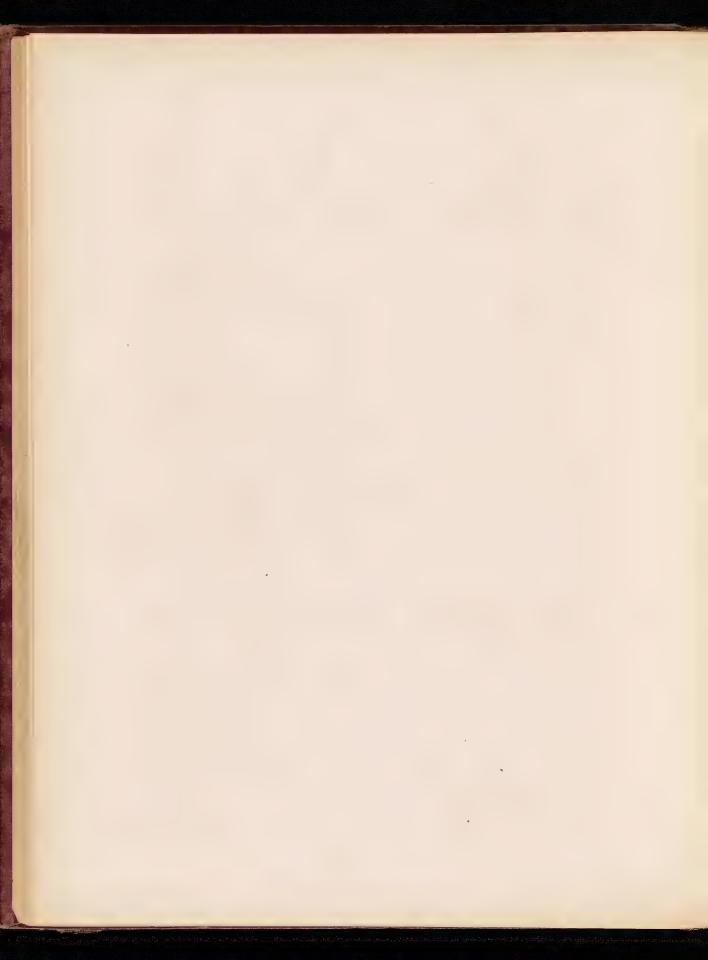


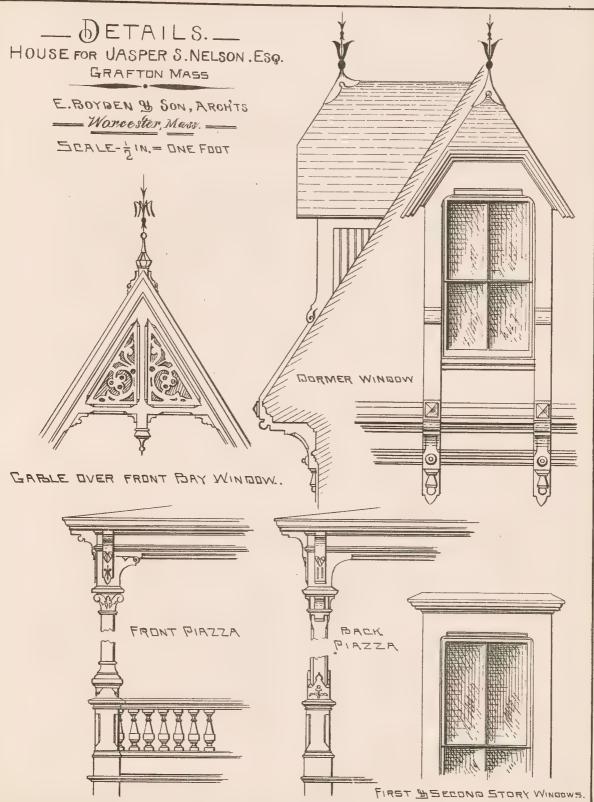


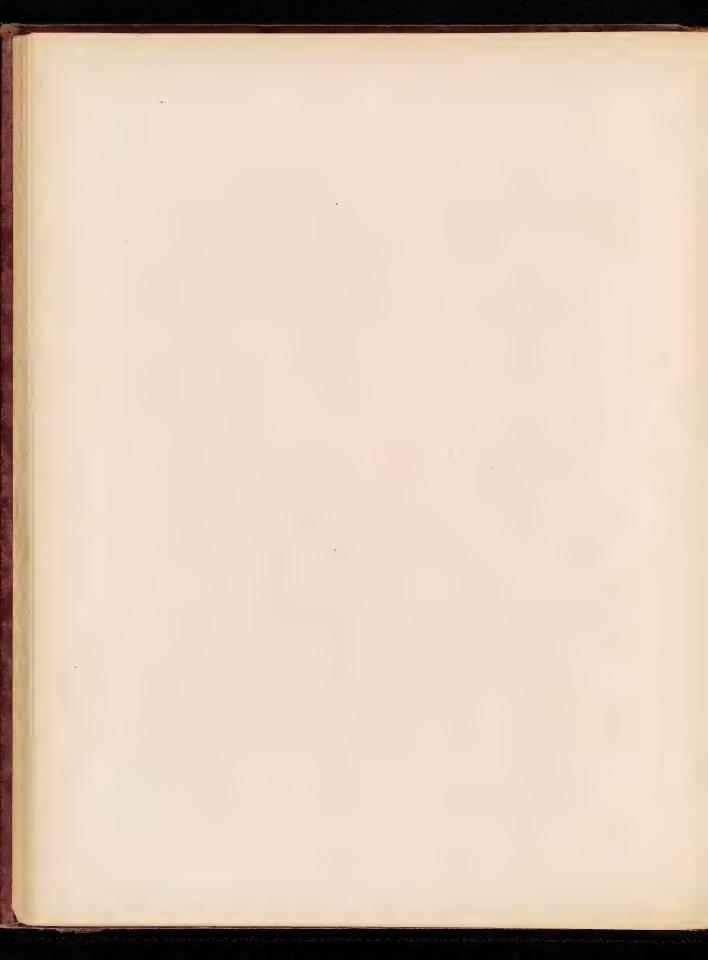


SCALE S FEET TO ONE INCH

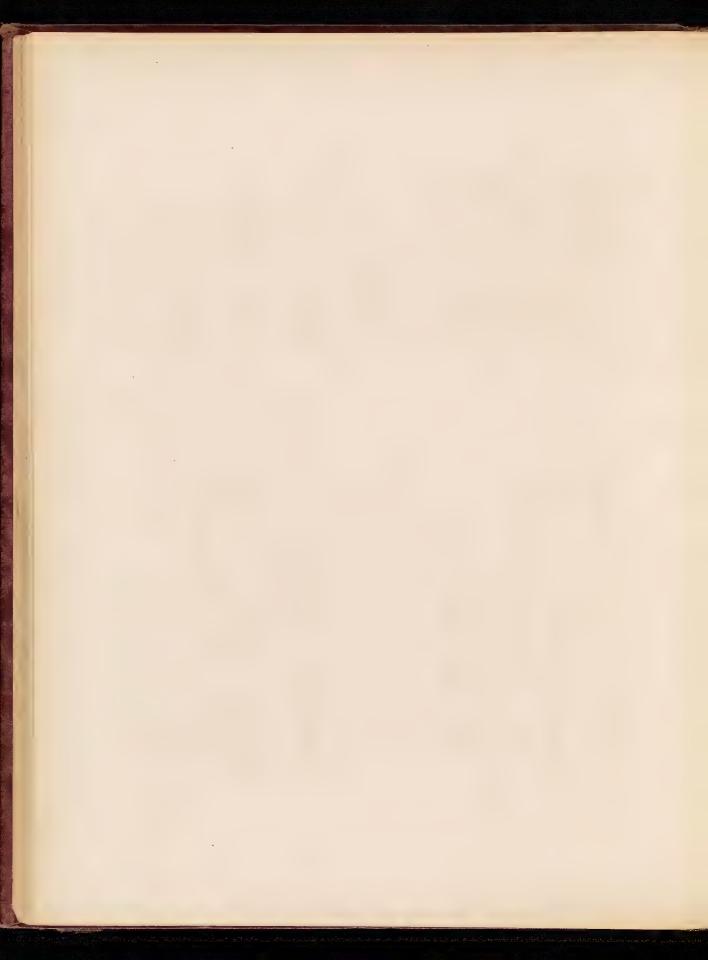
SIDE FLEVATION. - E. BOYDEN & SON. ARCHITECTS.

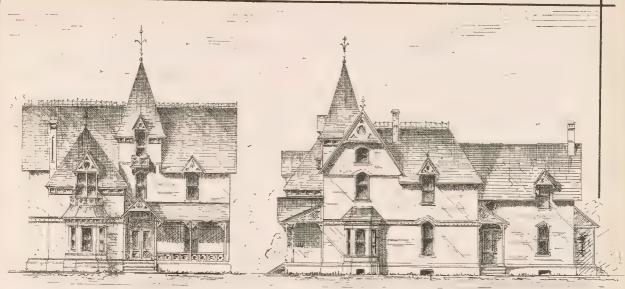






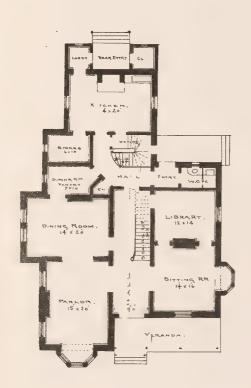


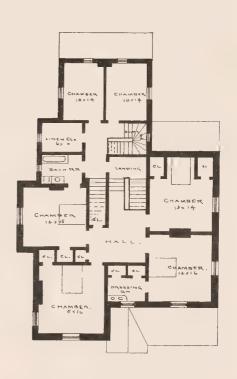




- FRIVE ELEVATON.

S.DE ELEVATION.



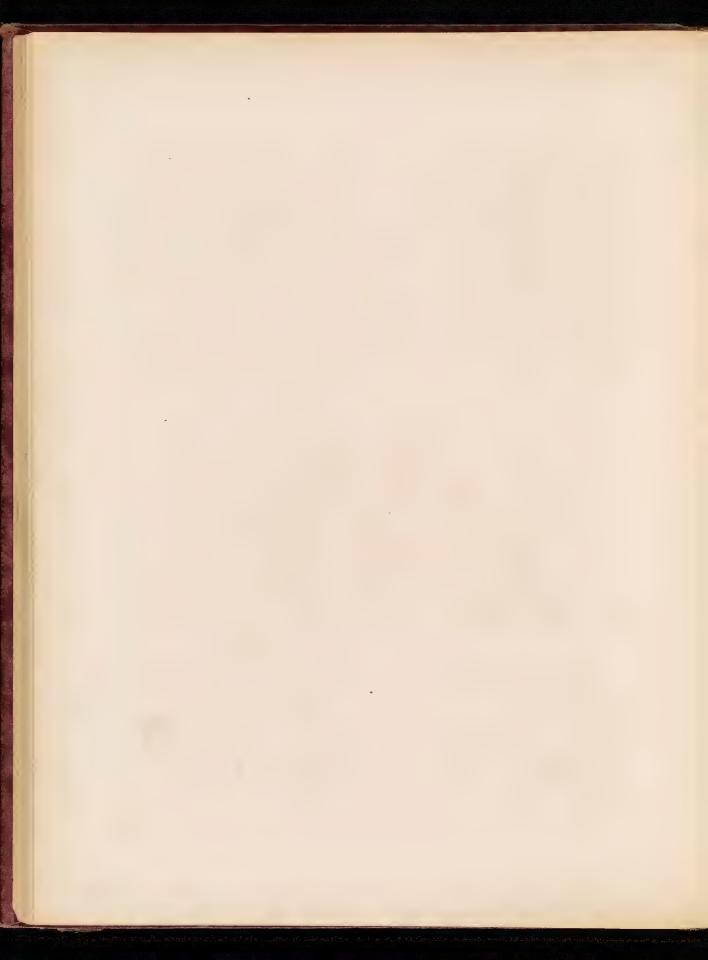


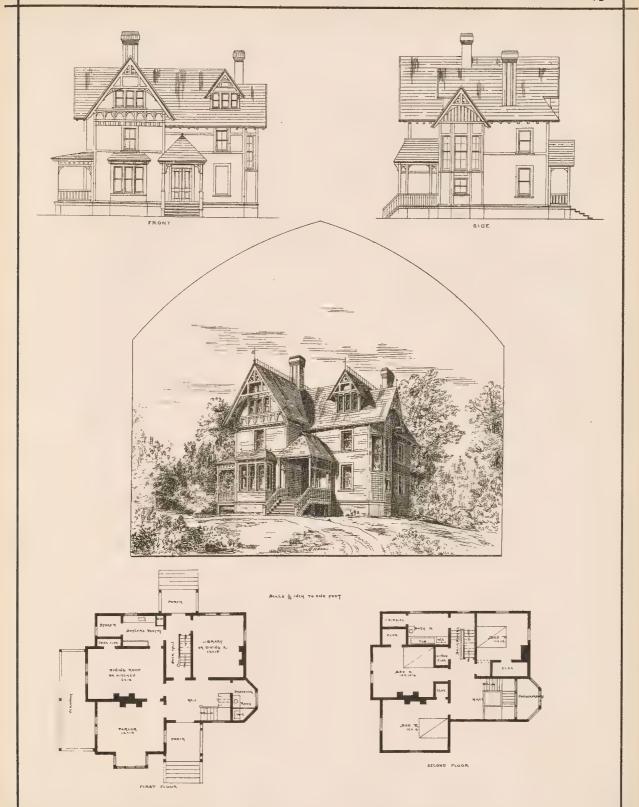
-PLAN OF FRST FLOOR. - P-AN OF SECOND FLOOR.

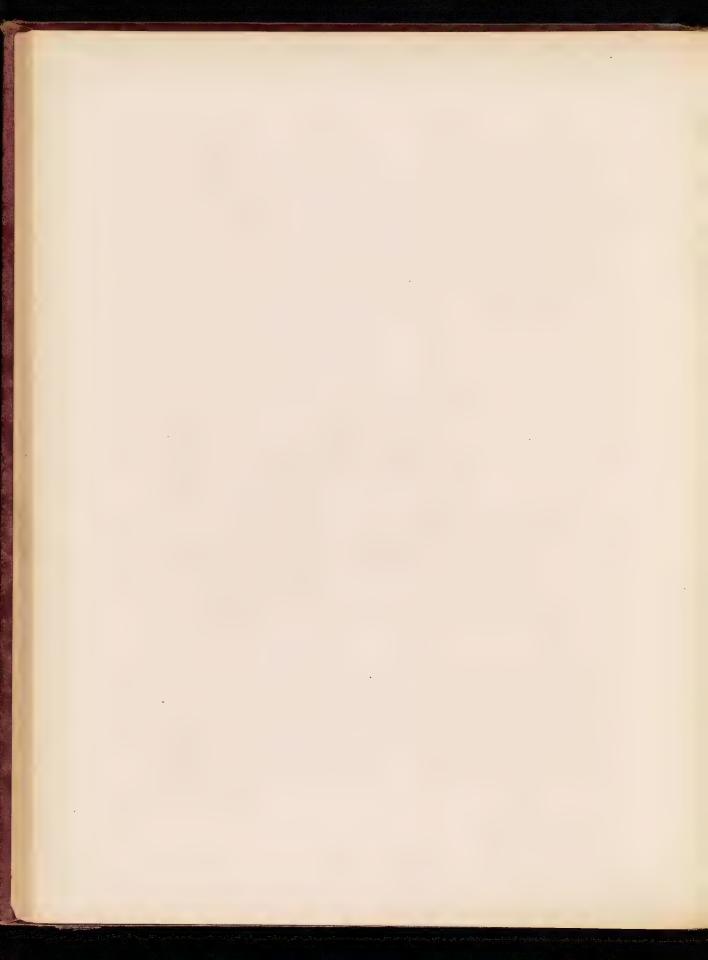
GEORGE HATHORNE ARCHITECT.

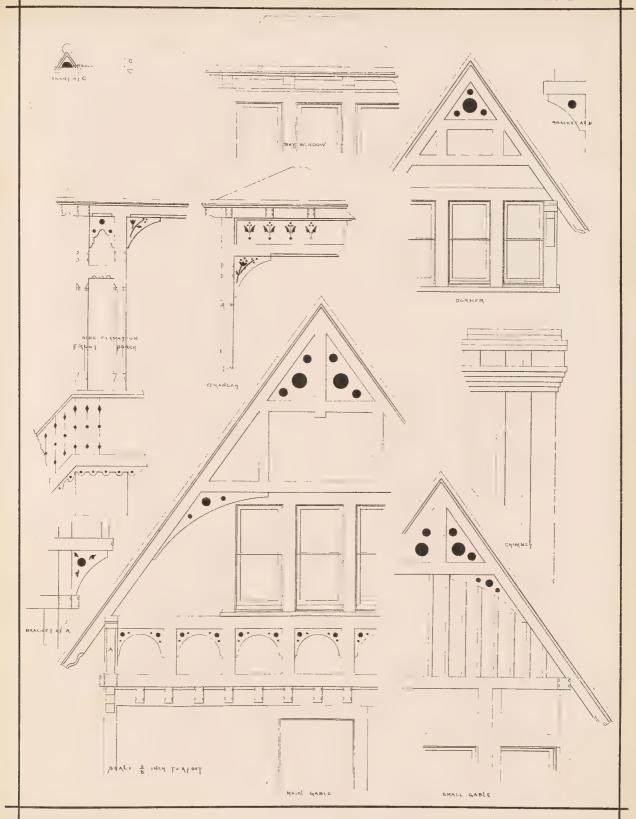
III BROADWAY. NEW YORK

- SCALE 1/16 INCH TO THE FOOT -



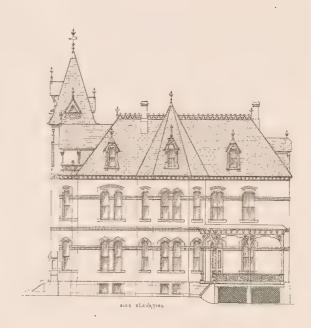








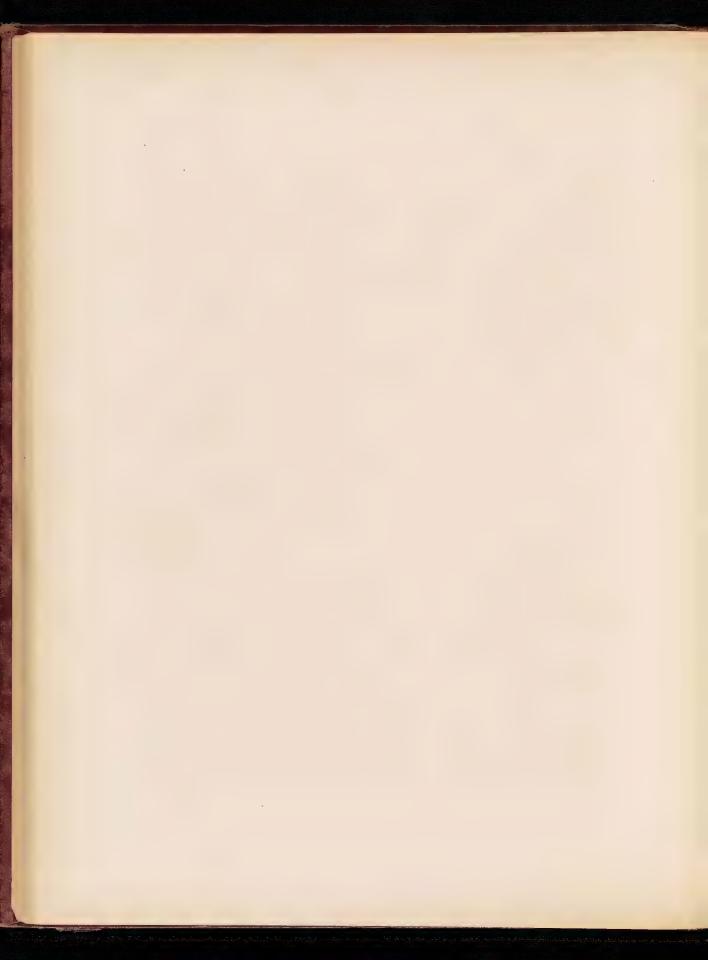


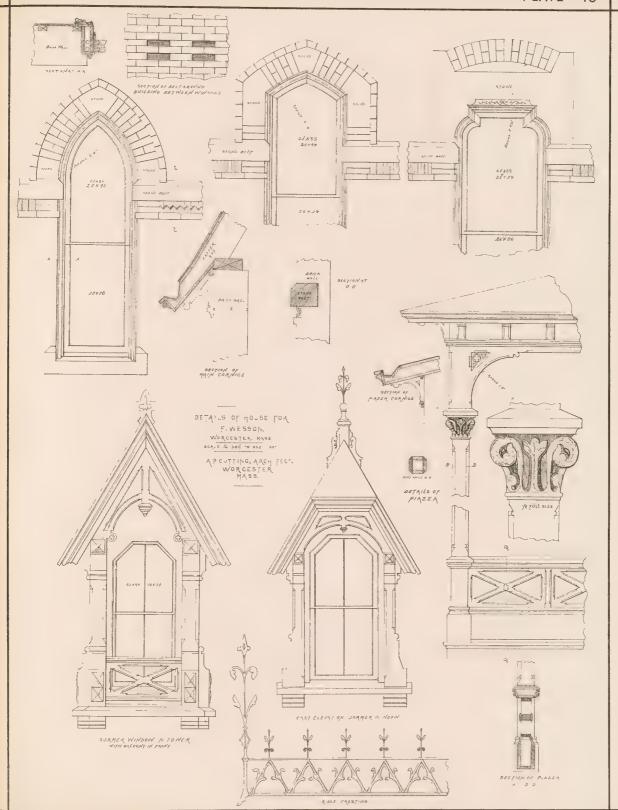


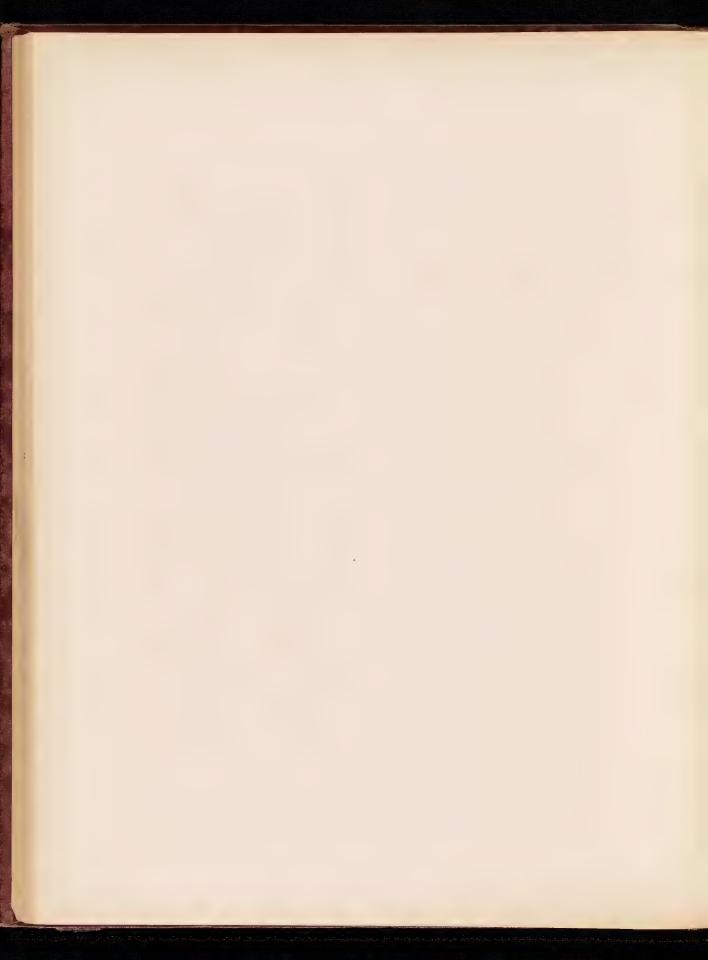


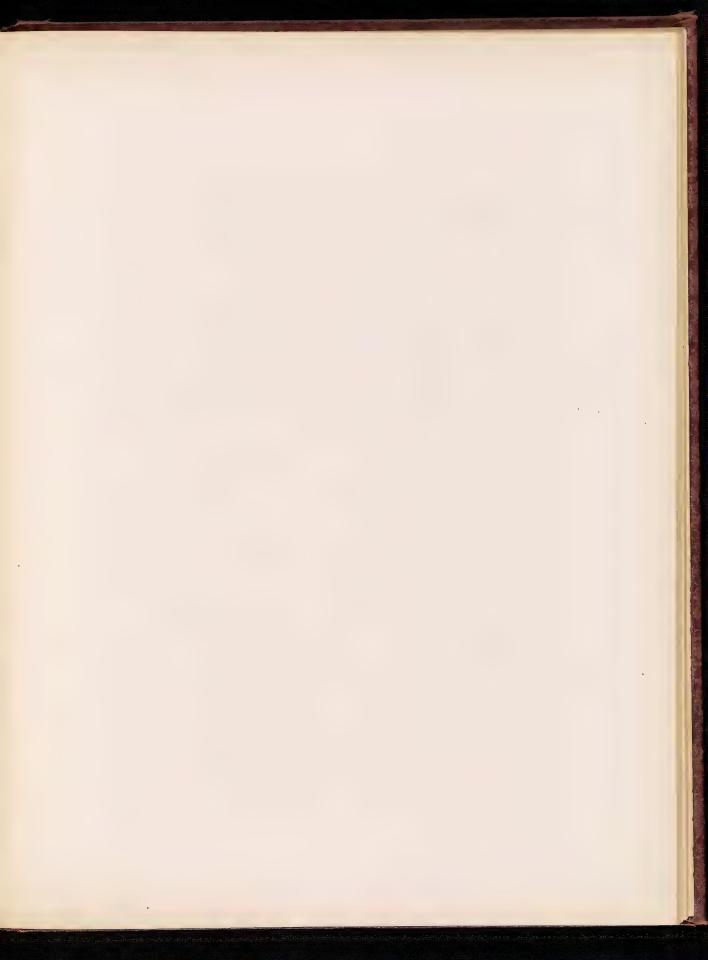






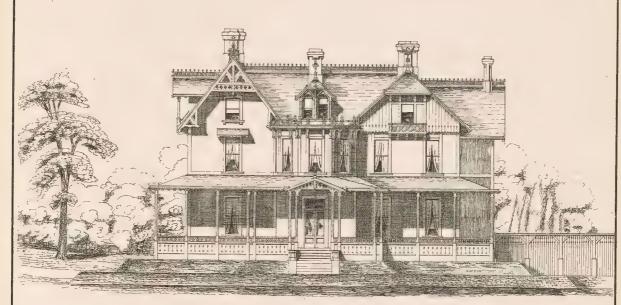






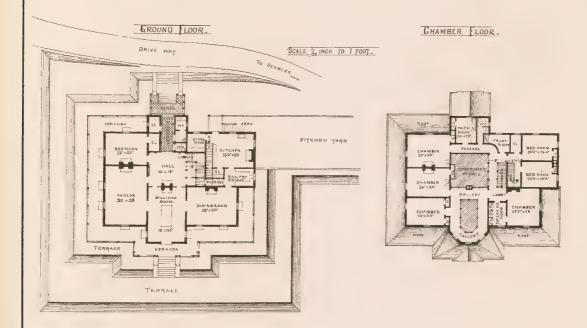
PLATES 49, 50,

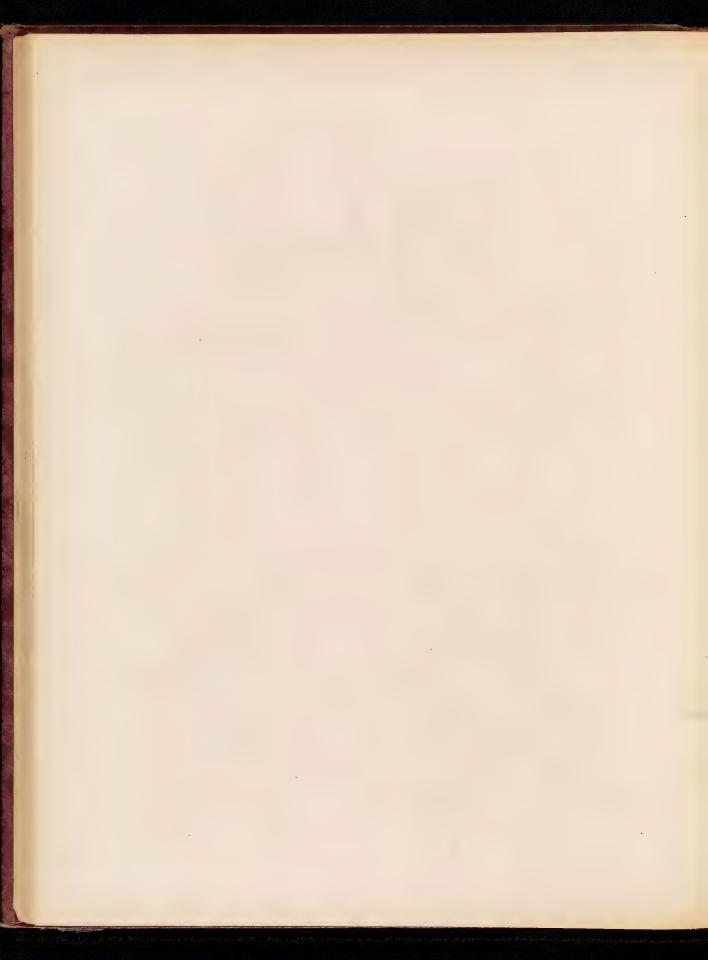
Show a design recently prepared for erection on the banks of the St. Lawrence River, a short distance from Montreal. Two fronts are given, one towards the river, and the other the opposite, or entrance front. There is no framing used in the construction except for the floors and roof; the outer walls and the partitions being formed of layers of planks spiked to each other. Those in the external walls are eight inches wide, and those in the partitions six inches. A conspicuous feature in the internal arrangement, namely, the hall extending up through two stories, separated from the billiard room on the first floor by partitions considerably lower than the ceiling, and surrounded on two sides in the second floor by arcaded galleries, is shown in the large scale drawings. The whole of the interior finish is of wood, in place of lath and plaster.

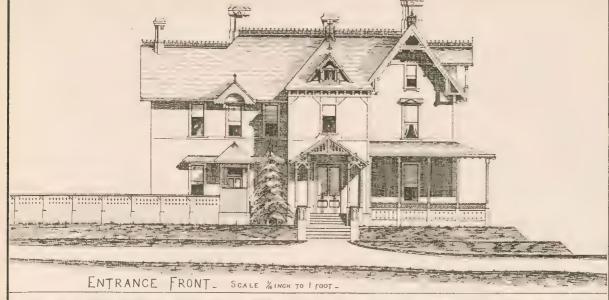


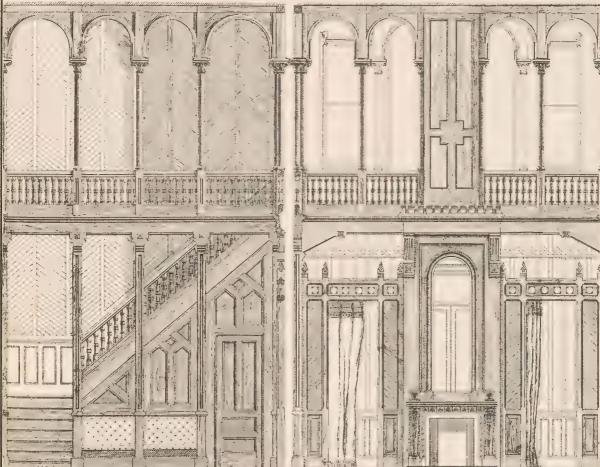
HOUSE NEAR MONTREAL __ RIVER FRONT __ SCALE 1/6 INCH TO 1 FOOT. __

S.F. Eveleth Arch't, New York.





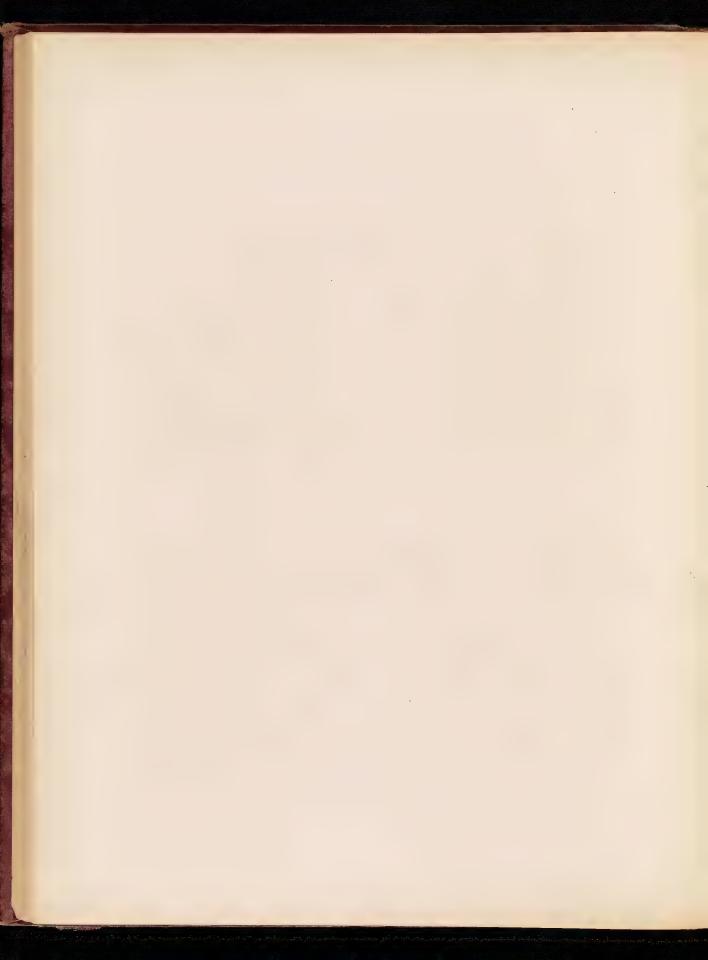




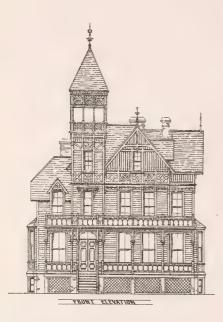
SIDE OF HALL NEXT STAIRS -

1/4 INCH TO 1 FOOT -

SIDE OF HALL NEXT BILLIARD-ROOM.

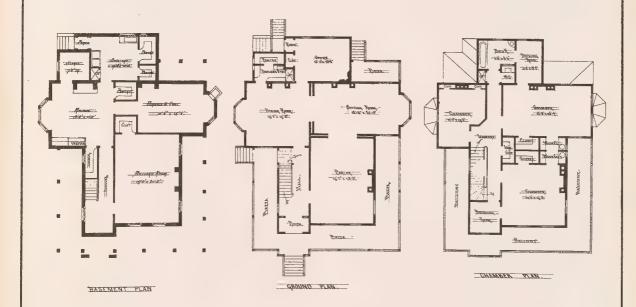


HOUSE ON STATEN ISLAND



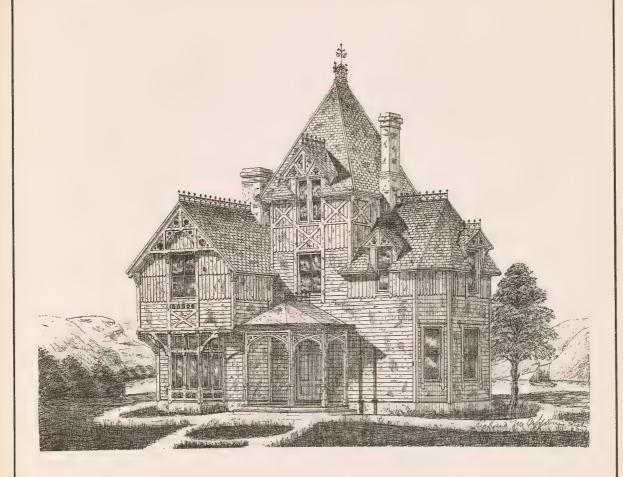


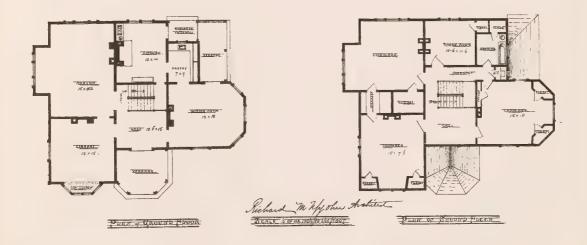
YE B.WAY, N.V.

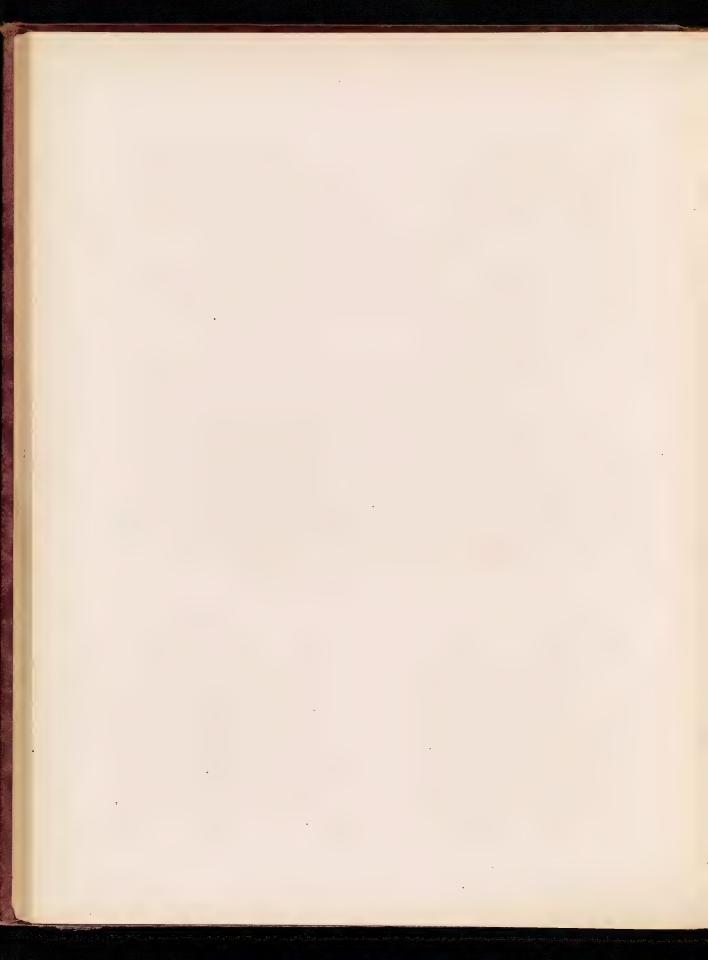


SCALE - YIL" TO ONE FOOT

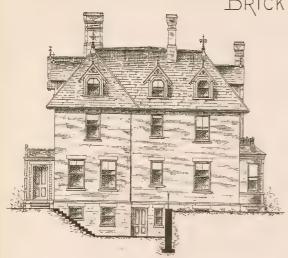








BRICK DWELLING





NORTH ELEVATION

WEST ELEVATION

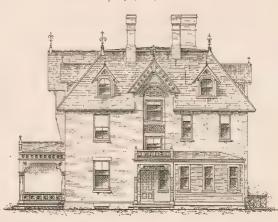


SCALE 16 FTO THE INCH

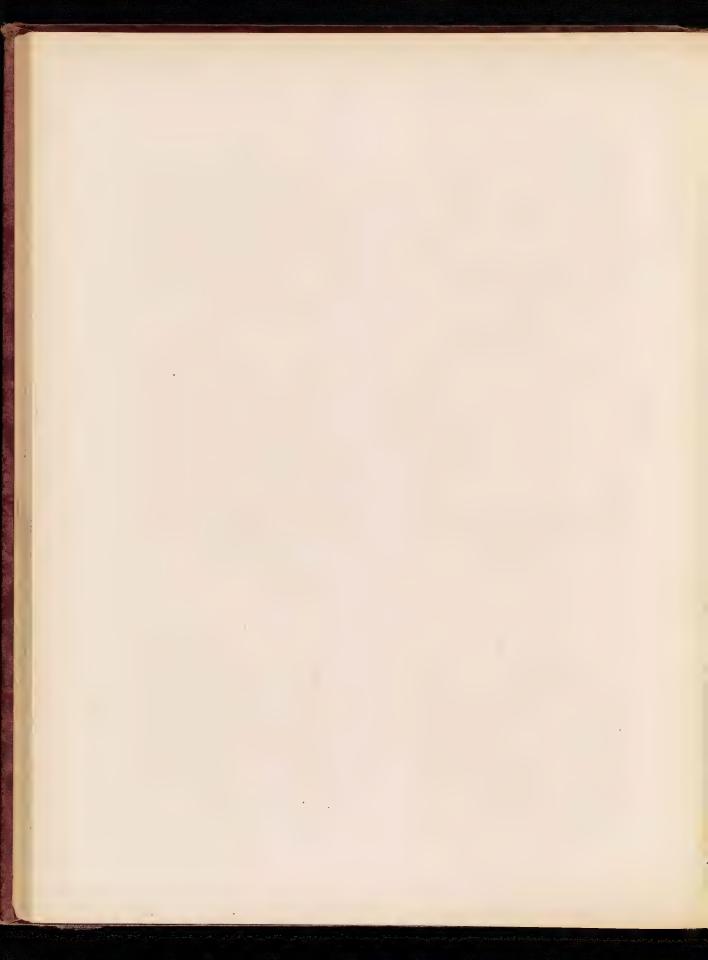
F.C. WITHERS ARCHI NEW YORK

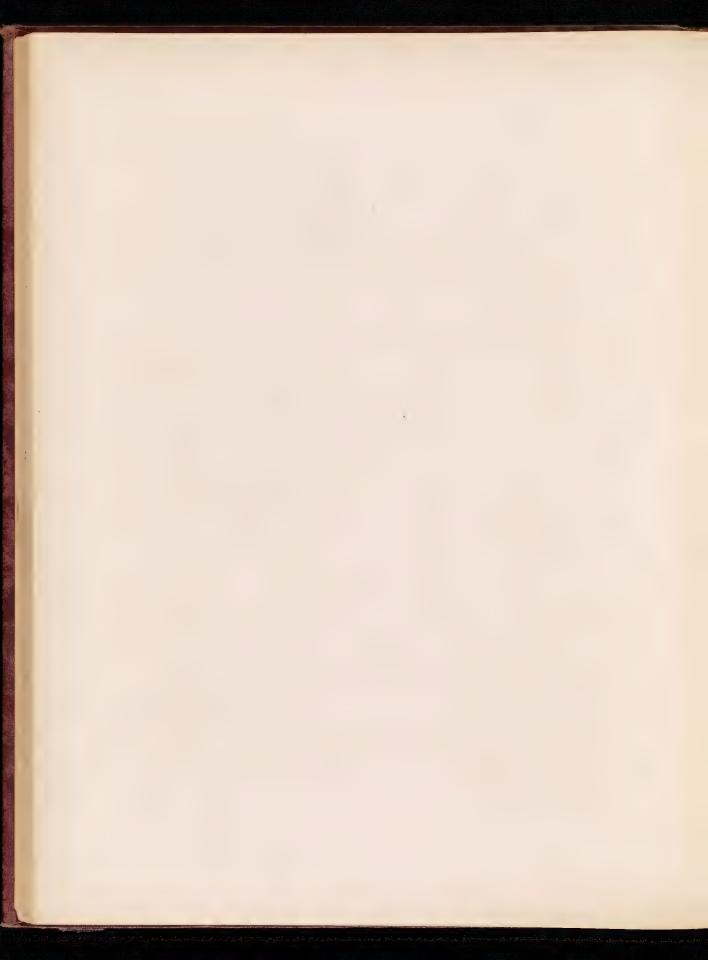


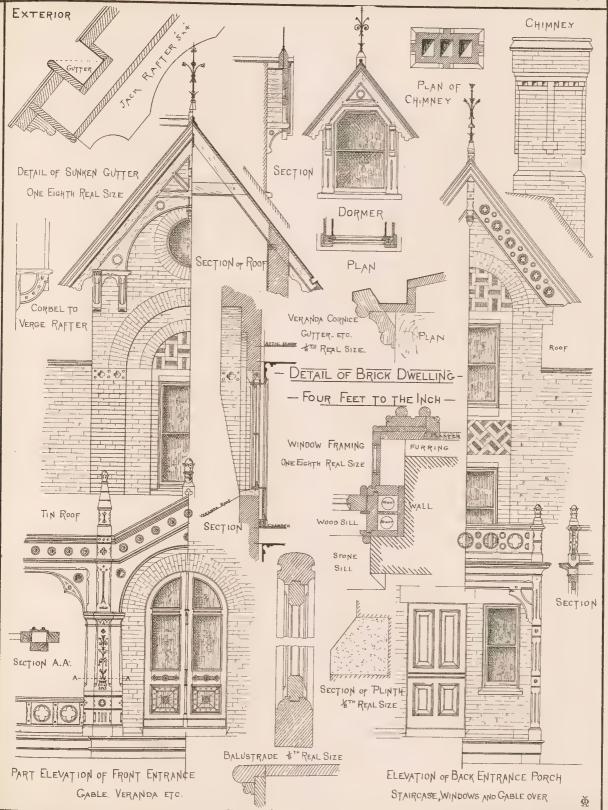


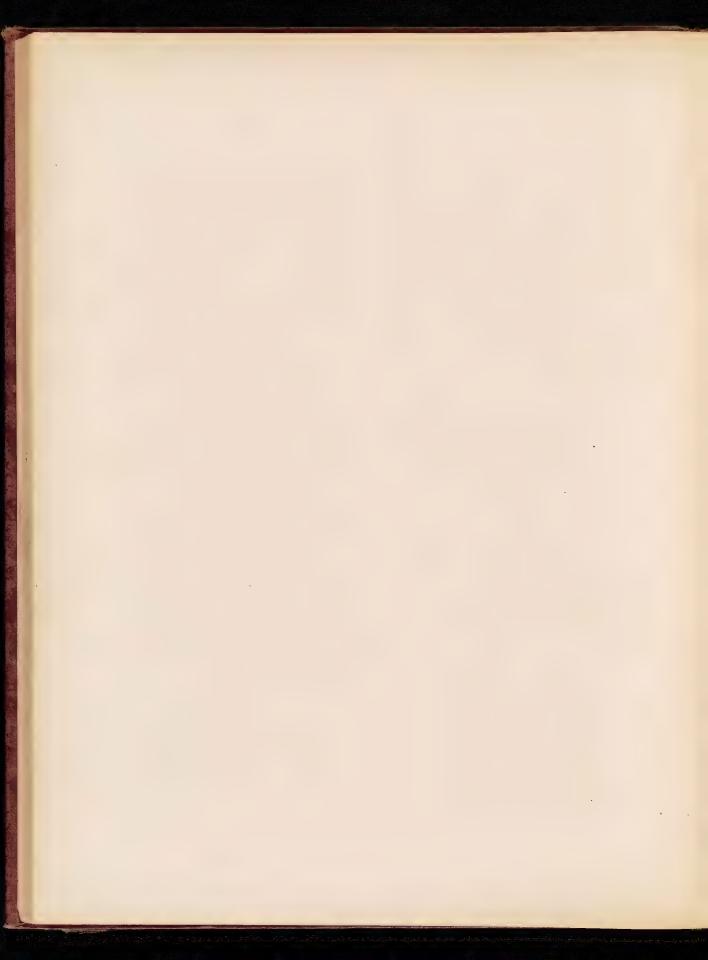


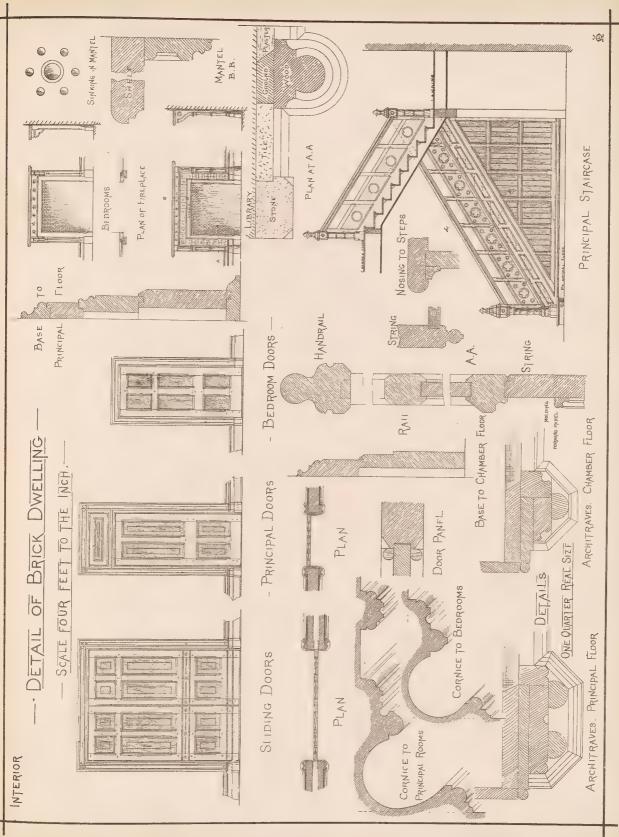
EAST ELEVATION













SPECIFICATION

Of the Materials and Works required for building a Brick Dwelling, shown on Plates Nos. 53 and 54, according to the accompanying Drawings and Conditions subjoined.

F. C. WITHERS, Architect,

11.0 Broadway, New York.

The several drawings referred to herein are as follows, and consist of:

Plan of Basement.

Plan of Ground Floor.

Plan of Chamber Floor.

Plan of Attic Floor.

Plan of Roof.

Section.

North Elevation.

West Elevation.

East Elevation.

South Elevation.

Exterior and Interior Details.

GENERAL CONDITIONS.

The contractor to provide the whole of the materials required for the execution of the different portions of the work, and which are to be the best of their respective kinds. Should be introduce any materials different from the sort and quality herein described, or meant to be implied, it shall be immediately removed, if so ordered, at any time during the progress of the works.

The works are to be executed in the best, most substantial and workmanlike manner, according to the true intent and meaning of these particulars and the drawings referred to, and which are intended to include everything requisite to the proper and entire finishing of the building, notwithstanding every item necessarily involved by these works is not particularly mentioned, and all the works to be delivered up when finished in a perfect and undamaged state without exception.

SPECIFICATIONS-DESIGN 31.

EXCAVATOR.

To dig out the ground under the building the depth required for the basement, cellars, etc., as well as the footings of all walls, veranda piers, steps, etc., to firm and solid ground, and none to be less than 3' 6" below finished level of ground adjoining.

To dig out for all cesspools, drains, etc., where required, and fill in and make good

to same All superfluous earth to be placed where directed, within 150 yards of the site.

MASON.

All the walls tinted blue on the plans to be built of rubble-stone in mortar; the stones to be large, of good shape and laid bonding, close and solid; all the walls, both stone and brick, to be underlaid with base courses 10" thick, and projecting 6" on each side of the walls above, the same to be composed of large stones, each stone filling the course in width and height, close fitted and flushed up with spawls and mortar, the walls to be commenced on the base courses and carried up of the several heights and thicknesses shown on the drawings; the outer basement walls to be carried up as high as the level of the ground in cement mortar, and covered on the outside with a coat of cement \u219" thick.

Such portions of the outside stone walls as appear above ground, to have the joints well raked out and ridge pointed with mortar of an approved color.

BRICKLAYER.

All walls colored red on plans to be built of the several heights and thicknesses shown, of good, sound, hard, well burnt brick, laid in mortar and well bonded.

The mortar to be composed of good stone lime, and clean sharp sand, free from MORTAR. loam, mixed in the proportions of two of sand to one of lime, or of such other proportions as shall be considered desirable.

A course of slate, each slate over-lapping the other, to be laid in cement covering the whole thickness of all outside walls immediately under the principal floor beams, to be closely jointed so as to form an effectual check to the rising of the damp.

All outside brick walls to be faced with selected brick, laid with a thin and even FACE WORK. joint and well pointed with mortar of a dark color.

Build brick piers for veranda on proper stone footings, the same to be carried down $3\frac{1}{2}$ feet below level of finished ground. Construct a flue for furnace where shown, the opening to same to be made 12" below

under side of floor joists and fitted with tin tube 9" diameter. The furnace pipes to be of XX tin, built in as the work proceeds, and all necessary openings to be left in cellar walls for same.

Relieving arches 9" deep to be turned over all openings and from extremities of lintels wherever they occur.

Turn half brick trimmer arches to all fire-places and arches 9" deep to the openings on iron chimney bars $2\frac{1}{2}'' \times \frac{1}{2}''$ turned up and down at the ends.

The jambs of kitchen fire-place to be built of pressed bricks. The chimneys to have proper stone footing courses, to be carefully built, carried up of the heights shown, with salient courses neatly corbelled out. All smoke flues to be 14"×9", and to be well pargetted and cored.

Provide and fix an iron beam, with good bearings at each end, to support wall over bay window opening.

The space above lintels in arches, where shown, to be filled in with brick-work in patterns.

Carry up and make tight all outside walls between the rafters and between the floor beams in every case.

POINTING.

BRICK.

SLATE COURSE.

PIERS.

FURN'E FLUE

FIRNACE PIPES.

RELIEVING ARCHES.

SMOKE FLUES

PR'SD BRICK.

CHIMNEYS.

IRON BEAM.

SPECIFICATIONS-DESIGN 31.

CUT STONE.

Brown
Stone.

All the cut stone used in this building to be of the best quality Ohio stone, to be properly worked, laid on its natural bed and well bonded with the walls.

PLINTH.

The plinth to be chamfered, set fair with the basement walls, to be 7" deep, as

shown on details.

CENTERS.

SLATE.

DEAFENING.

Sills. All window sills to be 5" deep and 4" longer than the openings.

LINTELS. The lintels to be properly worked 10" deep and 9" longer than the openings.

The bases of chimneys to be of the same section as the plinth.

CHIMNEY The caps of chimneys to be of stone, according to detail, and to have the neces-CAPS, ETC. sary flue holes cut in same.

The lintel to kitchen fire-place to be of brown stone the full length of breast and $14"\times12"$, and to be rubbed; the breast above lintel to be set back 9" so as to form a shelf of the lintel.

The whole of the foregoing stone-work, except kitchen lintel, to be neatly tooled.

BLUE STONE.

Quoins. The quoins of the building below the plinth and lintels of basement windows to be of blue stone, neatly axed and set fair with the face of basement walls, the latter to have a bearing of $4\frac{\pi}{2}$ at each end.

The caps of veranda piers to be of 3" blue stone the full size of pier.

AREAS. Areas of brick to be built to all cellar windows requiring same; the bottoms to be laid with blue stone, with holes drilled through to carry water off, and cobble-stones laid dry one foot deep under same for drainage, the wall to be coped with blue stone 3" thick

COAL SLIDE. Coal slide with opening in surface of ground connecting with cellar as shown, to be constructed of 3" blue stone, with pierced cover stone fitted with an iron cover and furnished with a stout chain and fastenings on the inside.

Steps. The steps to back entrance and kitchen entrance to be of solid blue stone.

Area. The area below bottom step to be paved with blue stone, laid with a fall so as to

carry off the water into a small cesspool to be provided for the purpose, the wall to be coped with blue stone 6" thick, with holes drilled for iron railing.

HEARTH
The kitchen hearth to be of smooth blue stone 4" thick, even and unwinding on the face, to be 3 feet wide and whole length of breast.

PLASTERER.

All stud partitions and work that is furred off to be lathed.

HARD FINISH
All walls, partitions and ceilings throughout, except cellars, to be plastered with two good coats of lime, sand and hair mortar, and finished in hard finish.

CELLAR The ceilings of cellars to be plastered with one thick coat of plaster turned down CEILING. 4" on the walls.

LIME WHITE. The inside of all stone walls in cellars to be brought to an even surface, the joints well filled up with mortar, and all to be twice lime-whited at the close of the works.

CORNICES. Run stucco cornices to all the rooms on principal floor, also in hall and porch, 7" on the wall, 10" on the ceiling, and to the bed-rooms and hall on chamber floor, 5" on the wall and 8" on the ceiling.

Ornamental centers of the average value of \$10 each to be provided and set in ceilings of principal rooms on ground floor.

The principal floor to be deafened with good mortar 2'' thick and at level of 2'' below floor boards.

SLATER.

The slope of roofs, dormers, etc., to be covered with the best quality purple slate, the size not to exceed $20'' \times 10''$, laid with a lap of at least 3'' of the third over the first, each slate to be nailed with two galvanized iron nails.

SPECIFICATIONS—DESIGN 31.

CUTTINGS.

All cuttings to hips and valleys to be neatly made and all to be left perfect at the close of the works.

HIPS AND RIDGES.

Cover the roll on hips and ridges and edges of flat with zinc turned under to the shape of the roll and covering the top slate 6" and secured where necessary by iron straps.

FLASHINGS.

Zinc flashings, 4" on the roof, 5" on the wall and turned in an inch, to be prepared for and fitted to all chimneys, dormers, veranda and bow window, roofs, etc.; the flashings to be stepped where required.

CARPENTER.

The whole of the timber used in and throughout this building to be the best of their several kinds, sawn die square, well seasoned and free from sap, shakes and all imperfections.

FLOOR JOISTS

All timber not otherwise specified to be of the best quality northern white pine. The joists to the principal floor to be $12'' \times 3''$ and to chamber and attic floors $11'' \times 3''$, anchored to brick walls with iron anchors. All trimmers to fire-places, staircases, etc., to be 4'' thick; the fire-headers and trimmers to be set 8'' from the flues. Two joists spiked together to be placed under all partitions which do not rest on brick walls

Cross Bridg-

A course of $1_2'''$ plank cross bridging, $2_2'''$ wide and nailed with two nails at each end, to be introduced between floor joists at intervals of not more than 6 feet.

DEAFENING. PARTITIONS. The principal floor to be prepared for deafening with pine boards on pine strips. Partitions marked yellow on plans to be set with 4"×3" hemlock studs, strutted, stayed and braced as required, the door studs to be doubled.

LINTELS, COLD AIR DUCT. All lintels throughout to be 5" thick and 9" longer on each side than the opening.

The cold air duct to furnace, formed in upper part of window, to be made of 1\frac{1}{2}" plank securely fixed to under side of floor beams and arranged with a damper in same, the outside to be fitted with grating and wire netting.

CENTERS.

Wall strips, centers for arches, wood bricks, grounds and angle beads for plastering, etc., to be furnished as required.

ROOF.

The roof to be framed according to the several drawings, and with timbers of the following scantling, viz.:

Wall plates, $6'' \times 4''$, anchored to attic floor beams; rafters of spruce, $8'' \times 3''$; ridge, $10'' \times 3''$, connected through chimneys by iron tie $2'' \times 2\frac{1}{2}''$; joists to flat, $7'' \times 3''$; hips and

valleys, $9'' \times 3''$; ceiling joists, $6'' \times 3''$.

The slope of roof to be covered with $1\frac{1}{4}''$ spruce boarding, well nailed to rafters for slating, and all the flats of ditto, with milled white pine plank in courses for tinning.

Ridges and hips to finish with a roll, and edges of flats with a 3" bead and molding under to receive ridge roll and supported where necessary by irons.

SUNK GUT-

The ends of rafters to have sunk gutters formed in same, laid with 1" boards for tin, and with proper fall to the leaders.

VERGE RAF-TERS. The verge rafters to be 4'' thick, also the collars and king posts, all to be cut and chamfered and the spandrils filled with pierced work 2'' thick, as shown on elevations.

The purlins to receive the verge rafters to be $5'' \times 4''$, notched out to the rafters next

wall and spiked to the second.

EAVES COR-

The eaves cornice to be molded, the under side of rafters to be cased up with $\frac{2}{4}$ " matched boarding, with a facia against wall 6" deep, and brackets or jack-rafters 5"×4", with molded ends, to be placed at intervals of not more than 2 feet.

Dormer.

The dormers to be constructed as shown on drawings. The verge rafters and collars of same to be 3" thick, cut and chamfered as shown, and the spandril to be filled with pierced work, and to have finial, jack rafters and cornice, etc., complete. The rafters of main roof to be trimmed for dormers, and roof of dormers constructed with rafters 5"×3", 2' apart, and boarded for slating, as described for main roof.

SCUTTLE.

Trim out for and insert in flat of roof where shown, a scuttle, 2' 6"×3' 0", made of

SPECIFICATIONS -DESIGN 31.

plank, battened, hung to stout timber frame, cased, and secured with hook, chain, etc., complete.

TRAP.

A trap of same size to be formed in ceiling of attics, with flap properly hung, the sides of trap to be cased, and a step-ladder to be provided for access to flat from attic floor.

Construct a tank for cistern, where shown on attic plan, capable of holding 2,000 gallons; to be made of 3" plank, sides and bottom resting on beams $12'' \times 3''$, placed 12'' apart.

All floors, except where otherwise specified, to be laid with $1_4^{1''}$ narrow white pine plank in courses. The principal story to be of yellow pine and black-walnut plank, not over 3'' wide, laid in alternate strips, and the rest, including the kitchen, not over 6'' wide, of pine; all the floors to be blind nailed, to be fitted tight to the walls and cleaned off smooth.

The sashes in cellar to be $1\frac{1}{2}''$ thick, double hung, with lines, weights, axle pulleys and strong iron fastenings complete, in proper box frames and glazed with American sheet glass of the sizes shown.

The sashes of principal floor to be 2'' thick, double hung in box frames, with hemp cord lines, axle pulleys and $1_4'''$ plank pulley styles and 2'' sills.

The windows opening on the veranda to be fitted with boxes and followers, and so arranged that the bottom rail shall rise so as to give a clear opening of 5'9" from floor.

All other sashes, except in attic to be 18" thick, hung as above arraifed, and all

All other sashes, except in attic, to be $1\frac{a}{a}$ " thick, hung as above specified, and all, except where otherwise specified, to be glazed with the best quality double thick French sheet glass.

All the glass in the house to be well bedded and back puttied, and left clean and perfect and free from paint spots.

The shutters in dormers to be hung on the inside, not boxed, but folding back against the sides, the back flaps to be fitted with movable slats.

The backs, jambs and soffits of all the windows, except dormers, to be panel cased. Outside Venetian blinds $1\frac{1}{2}''$ thick, with movable slats, of the best manufacture, to be fitted to all the windows except dormers.

The doors in cellars to be properly ledged and braced, covered with $1_{4}^{\prime\prime}$ boards, hung to suitable frames, and supplied with stout iron rim locks with mineral knobs.

The doors to porch to be 3'' thick, hung folding, paneled and molded as shown, the upper panels glazed with plate glass.

The doors between porch and hall to be $2\frac{1}{3}$ thick, with the upper panels filled with plate glass, and all to be hung with 3 pair butt hinges, and supplied with front door mortise locks, and flush bolts at top and bottom; the lock to the outside door to

have plated furniture.

The back door to be 2½" thick, 4 panel, molded both sides, properly hung and supplied with strong lock and brass barrel bolt.

The outside door from kitchen to be similar to the above.

The doors on principal floor to be 2'' thick, 4 panel, molded and stop chamfered both sides, properly hung, and supplied with mortise locks, with best white porcelain furniture to main part of house, and mineral ditto to kitchen part, the former to finish 8' $0'' \times 3'$ 2'', the latter 7' $6'' \times 3'$ 0''; the principal doors to have panel over and architrave brought to same height as sliding doors.

The sliding doors between parlors to be $2\frac{1}{2}$ " thick with brass way, 6" wrought iron sheaves with steel axle complete, best Espagniolette lock with flush handle, the doors to open 6' 6" clear and to be 9' high.

The jambs and soffits of all openings, where the width is more than 9", to be paneled like surrounding work.

The chamber doors to be 1%" thick, 6 panel, stop chamfered, with small bead molding.

Closet doors and doors in attics to be $1\frac{1}{2}$ " thick, 4 panel doors, all to be properly hung, and supplied with mortise locks with porcelain furniture; the chamber doors to

SASHES.

FLOORING.

TANK.

J.L.O.L. 131. 4

6 h

GLAZING.

Shutters.

BLINDS.

Doors.

SPECIFICATIONS—DESIGN 31.

finish 7' 6" \times 3' 0", and the doors in attics to finish 6' $10"\times2'$ 10"; the doors in attics to have mineral knob locks.

SADDLES. ArciiiProvide and fix hard wood saddles to all doors.

Molded architraves $6\frac{1}{2}$ wide to the principal floor, $5\frac{1}{2}$ wide to chambers and 5'' wide to attic.

TRAVES. ARCHES.

The arches in hall of principal and chamber floors to be segmental, and to have rule joint at angles.

Bases.

Bases 13" high and molded to principal floor, 10" high to chamber floor and 7" high with single molding to remainder.

Mitred borders to all hearths.

PRINCIPAL

Construct the principal staircase of the widths and heights shown on plans, of STAIRCASE, pine, with 14" treads with molded nosing and 1" risers, housed into 14" strings next wall, and 2" outer ditto, all on proper timbers, with a board bracket under each step.

The bottom newel post to be 8" turned and square, with molded cap and base; the other newel posts 6" square, cut and chamfered as shown; the handrail to be of black-walnut, $5'' \times 3\frac{1}{2}''$; the balustrade to be framed, upright and raking stop chamfered styles, and rails $2\frac{1}{2}$ " \times 2", with $\frac{1}{5}$ " perforated boarding under rail, as shown on detail, small molding on outer string to form panels, the spandril to be $1_4^{1/\prime}$, stop chamfered with small bead molding, and tongued and V jointed boarding.

BACK STAIRS. Pantry.

The back stairs to be constructed of pine, with $1_4^{1''}$ treads, 1'' risers, etc., complete.

The butler's pantry to be fitted up with closets for china as shown, arranged with two sets of 11 sliding doors, glazed with French glass; the closets to be carried up to the ceiling, with small molded cornice, and each closet fitted up with stout shelves and brackets as shall be directed.

The sink to be cased up with \(\frac{3}{4} \) matched boards, with door properly hung and with button fastening.

W. Closets.

Each of the water closets to be fitted up with seat, riser and mitre clamp flap hung with brass butts, and paper box complete.

Bath.

The sides of bath tub to be paneled, and the wall at back and sides cased up 3' high, with matched boarding with small molding at top.

CLOSETS.

The linen closet and closet between bedrooms to be fitted up with shelves, arranged with folding doors and with three drawers in lower portion, and with hooks as

directed.

All other closets throughout the house to be fitted up with one shelf and a row of stout clothes hooks underneath, and with drawers wherever directed. All the shelves to be set in rebated cleats put on before the plastering is finished.

Casing.

All wood-work necessary for easing up pipes, etc., enclosing sinks, and all cutting away before and repairing after plumber, gas fitter, heater, bell hanger, etc., to be done as required.

VERANDA.

The veranda to be constructed of clear white pine worked according to the drawings, the floor to be of 1_4^{1} grooved and tongued plank, laid on joists $8'' \times 3''$, framed into beams $8'' \times 4''$. The floor to be laid with a fall of $1\frac{1}{2}''$, to be mitred at angles so as to preserve a level line at nosing.

The posts to be solid, 7" square, chamfered and cut as shown, the braces to be 4½" thick and the spandril to be filled in with pierced work 2" thick; the ceiling to be flat, of narrow matched boarding, with cornice running round on the inside. The outside cornice to be neatly worked, the rafters to be $8'' \times 3''$, with ceiling joists $5'' \times 2''$.

The roof to be laid with $1\frac{1}{4}''$ tongued and grooved plank for tinning, with a sunk gutter formed in the cornice, with a proper fall to the leaders.

The balustrade to be worked according to the details, the top and bottom rails to be molded, filled in between with pierced work 2" thick and chamfered stiles 3" thick.

The bay window to be carefully constructed, the cornice molded, and roofed in DOW. with rafters. etc., complete, and laid with boarding for tin.

Provide and fix an ornamental iron railing on roof of bay window, and railing round basement entrance.

BAY WIN-IRON RAIL-

ING.

IRON FINIALS GR'ND GLASS Provide and fix wrought iron finials where shown on elevations. The upper panels of door to W. C. to be glazed with ground glass.

TINNER.

The flats of roofs to be laid with the best quality I. X. charcoal tin in small sheets, well soldered, and secured at all terminations with nails, wall hooks, paint skins, etc., as required, and be rendered perfectly proof against leaking.

The valleys to be laid with the same description of tin, 20 inches wide.

The roof gutters to be sunken, lined with tin as above, connecting with the leaders by curved lead pipes.

The leaders to be of XX tin, well soldered and secured with good leader hooks, the leaders to be 4 inches in diameter, properly connected with the iron pipes leading to the drains.

The roofs of veranda and bay window to be covered with tin in a similar manner, the veranda to have sunken gutters and tin leaders 2" in diameter.

BELL HANGER.

Provide and fix bells in kitchen communicating with all the principal rooms, chambers, dressing room, bath room, front door, and outside door of porch. The pulls to be the best "lever," to be arranged where directed, and the furniture to correspond with lock furniture.

The pull to outer porch door to be plated, flush handle, and that and the inner door to communicate with a gong in the hall.

The wires to be concealed in pipes put on before the brown coat is finished.

GAS FITTER.

Furnish and fit up outlets where shown on plans.

The pipes to be of the best quality wrought iron gas-pipe, and the work to be done in the best manner, and all to be thoroughly proven.

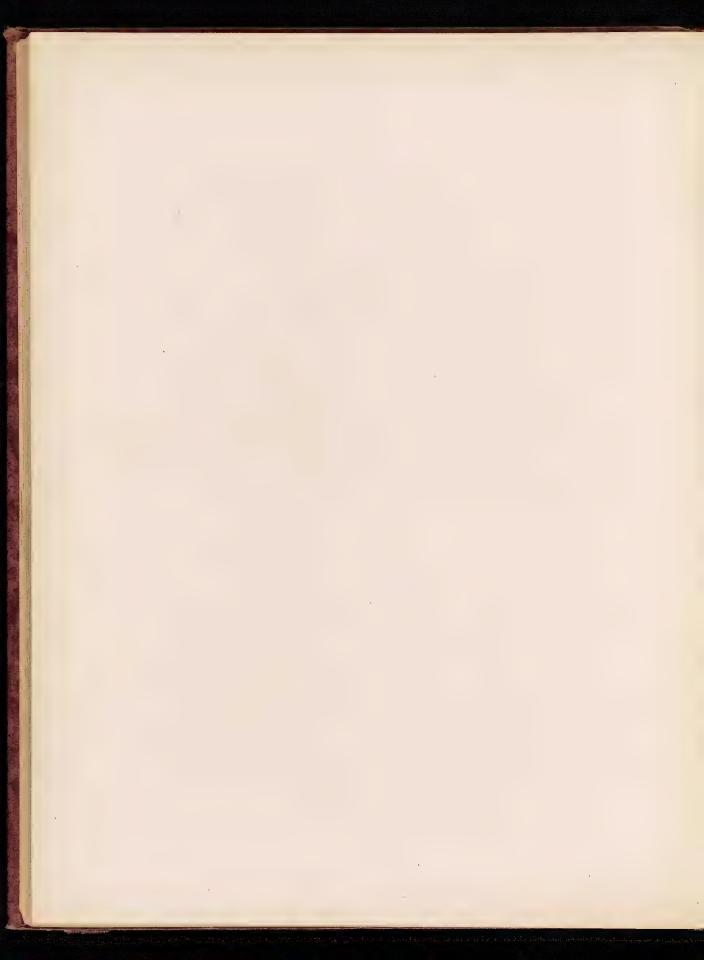
PAINTER.

All the wood-work usually painted to have three good coats of paint in linseed oil, as required; the priming coat to be of the best English white lead, and the two other coats of the best French zinc, finished of such tints as may be directed.

The tinning, iron work and leaders to have three coats of metallic paint in linseed oil.

The wood-work in kitchen and laundry to be grained in oak.

All the hard wood to be oiled and dry rubbed and the grained work varnished.

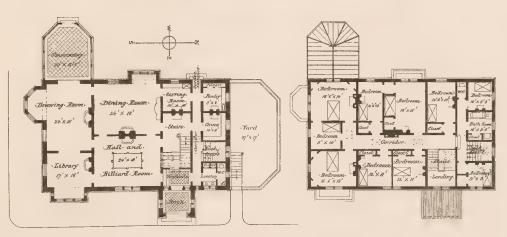


· ENGLISH · GOTHIC · VILLA ·

"BRICK-AND-STONE-



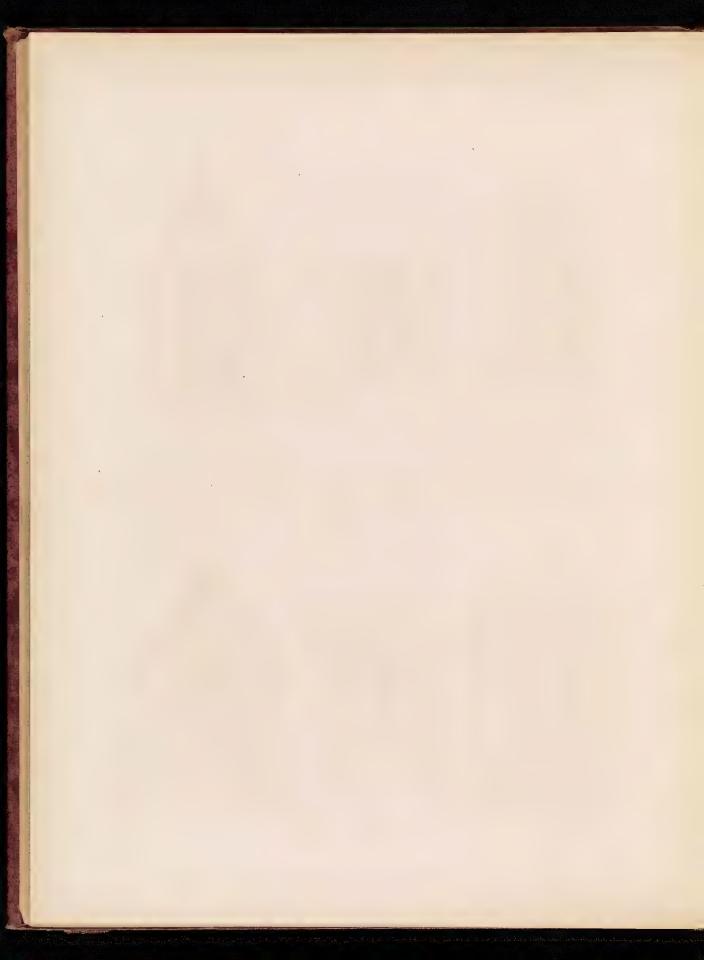
. SOUTH . EAST . VIEW .

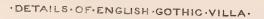


· GROUND · PLAN ·

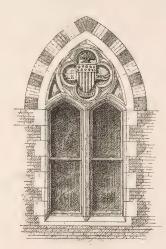
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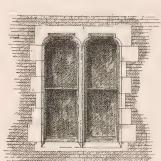




ON PRECEDING PLATE

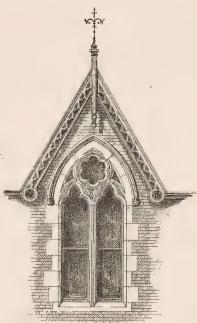


·WINDOW-IN-GABLE · ·BEDROOM · STORY ·

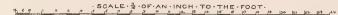


· FRONT · WINDOW ·



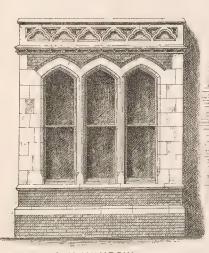


· STAIRCASE · WINDOW ·



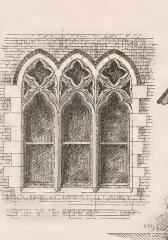
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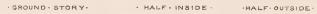


· BAY · WINDOW ·

· GROUND · STORY ·



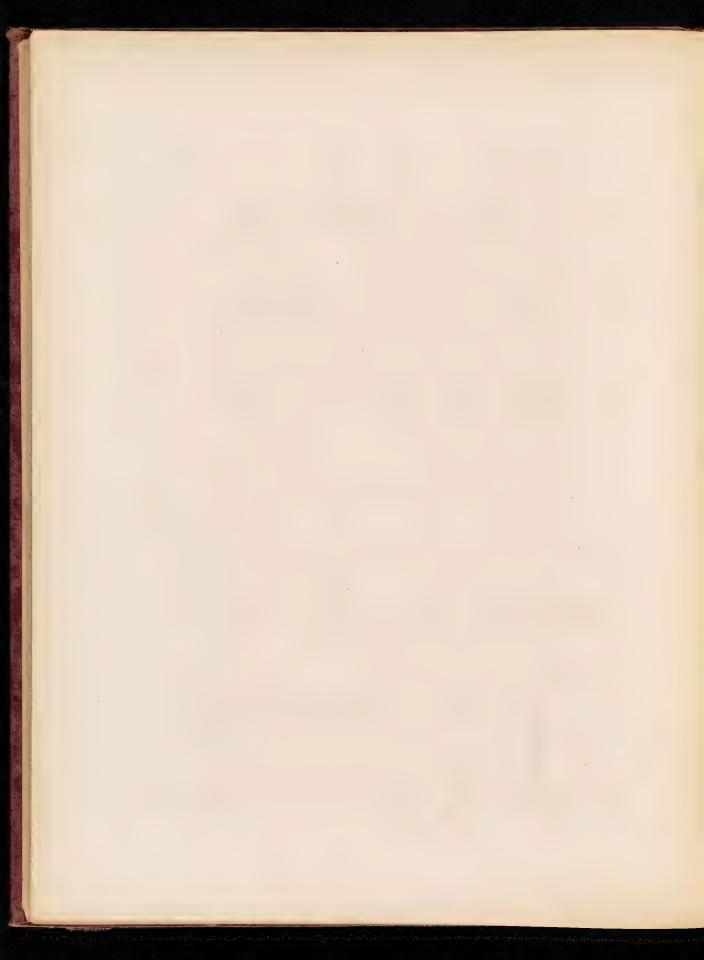
· HALL· WINDOW ·

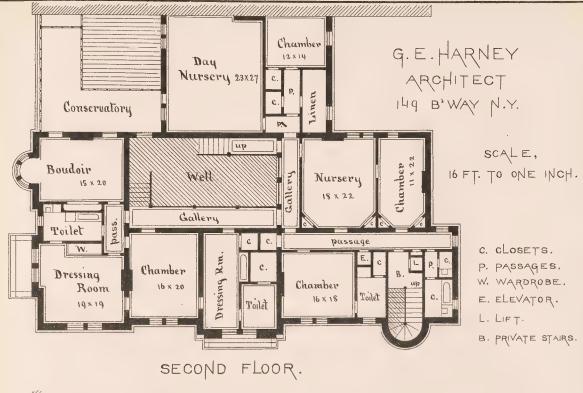


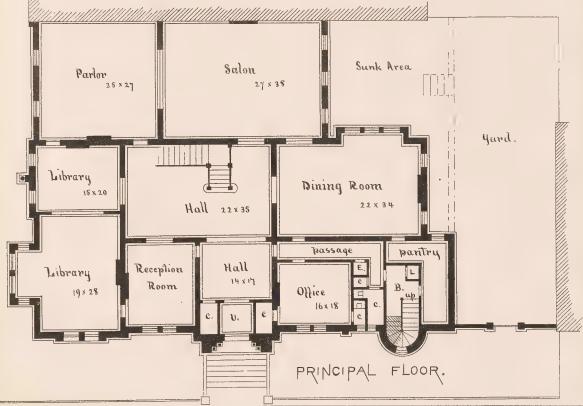
· PORCH·



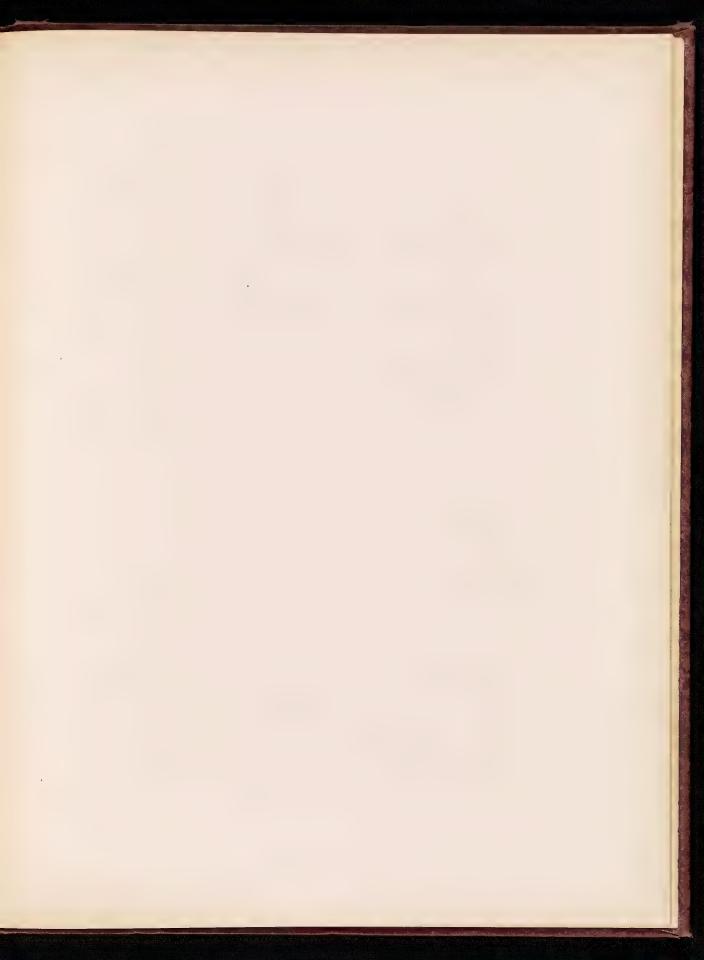




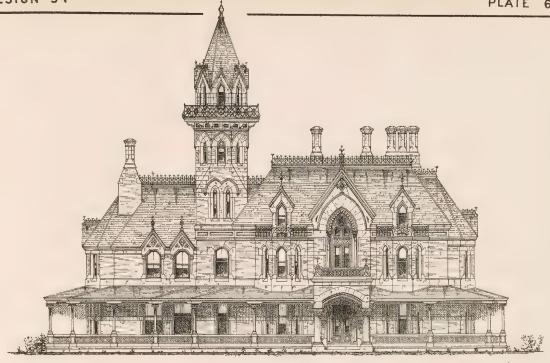




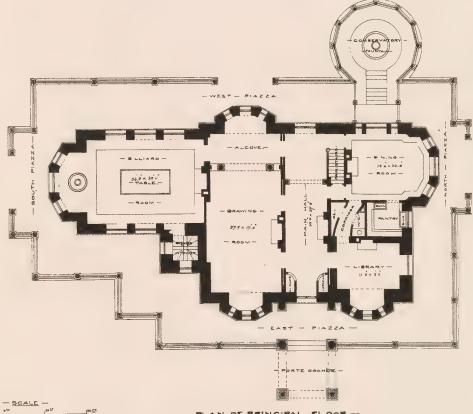




Illustrates the plans, elevations, and details of an elaborate villa which has been erected for Thomas Clapham, Esq., on a projecting point on the east side of Roslyn Harbor, L. I., commanding a magnificent view down Hempstead or Glencove Harbor, and the opposite shore of the Sound about Greenwich, Conn. It is built of the Greenwich Bastard Granite, in rough rock face, random ashlar work, with trimmings of Ohio stone—and in each panel of the frieze, all around the house and tower, is set one of Minton, Hollins Co.'s (known as "Minton's") encaustic tiles, of large size and striking design. The stonework is backed up with brick, built as a cavity wall; the inner eight inches being separated from the outer wall by a four-inch space. Inside, the house is finished throughout in hard wood, great care in selection being made in the doors, architraves, skirtings and window shutters of the parlor, dining-room, hall and morning room. The hall is paved throughout with Minton's tiles, and the dining-room and morning room are laid respectively with a tile border three to four feet wide and an inlaid hard-wood centre. The work was mostly done by the day, except the cut stone work. All the arrangements for plumbing and heating are most comprehensive, and the establishment throughout is finished in first-class style. The piazza roof being supported throughout on cast iron columns, and the piazza laid like the hall in encaustic tile.



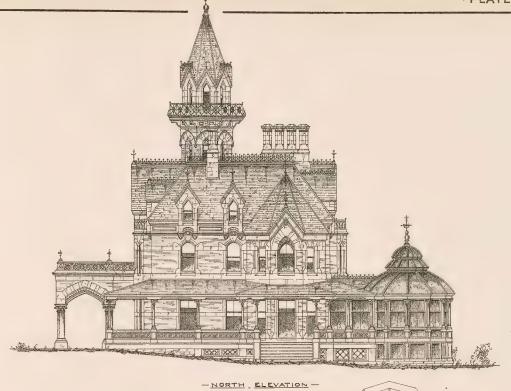
- EAST ELEVATION -

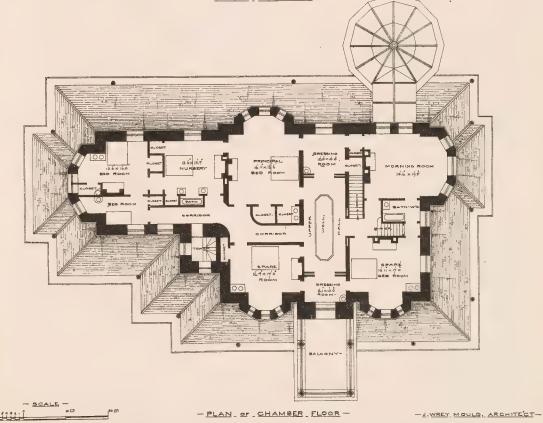


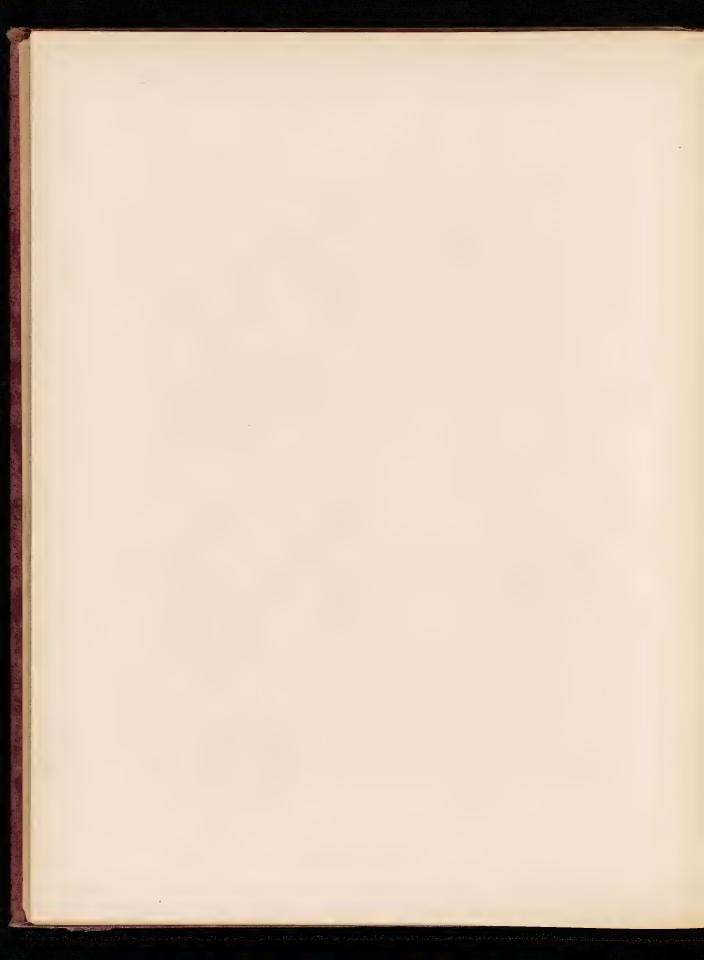
- PLAN OF PRINCIPAL FLOOR -

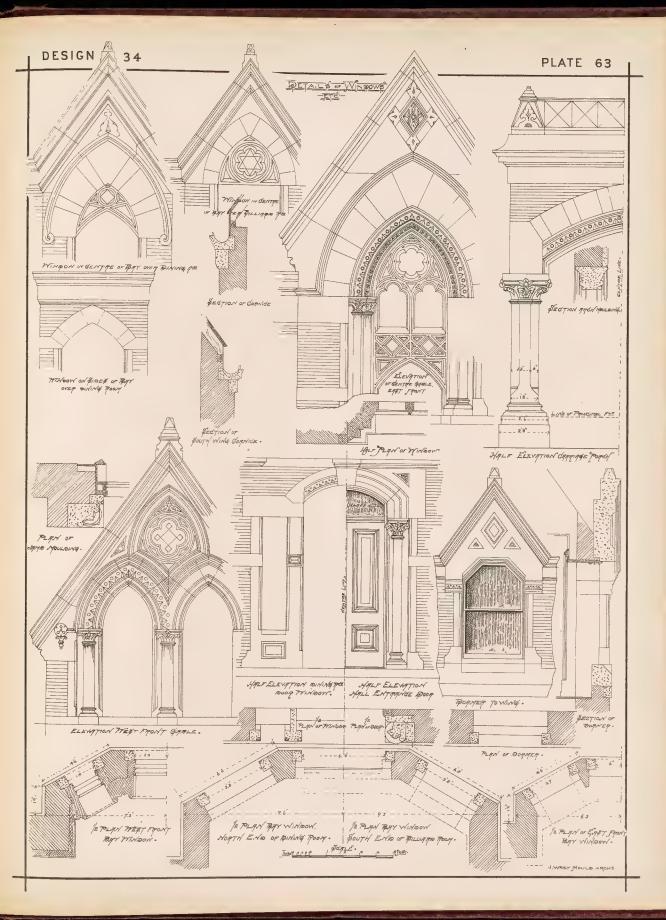
- J.WREY, MOULD, ARCHITECT -

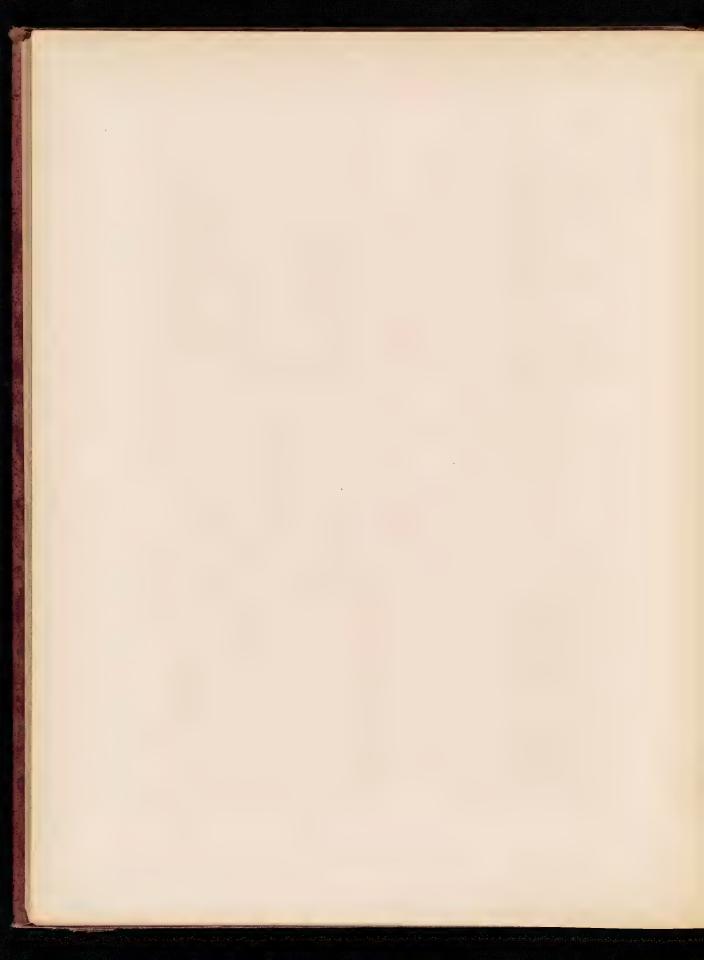


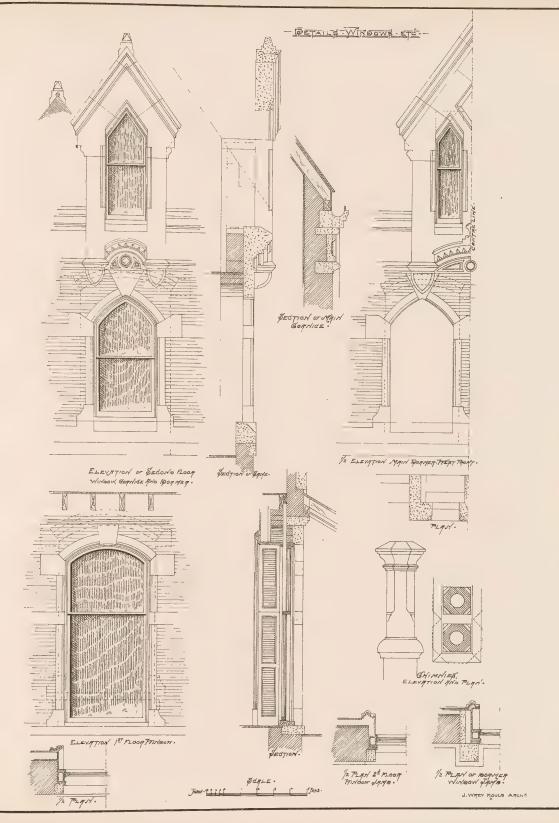




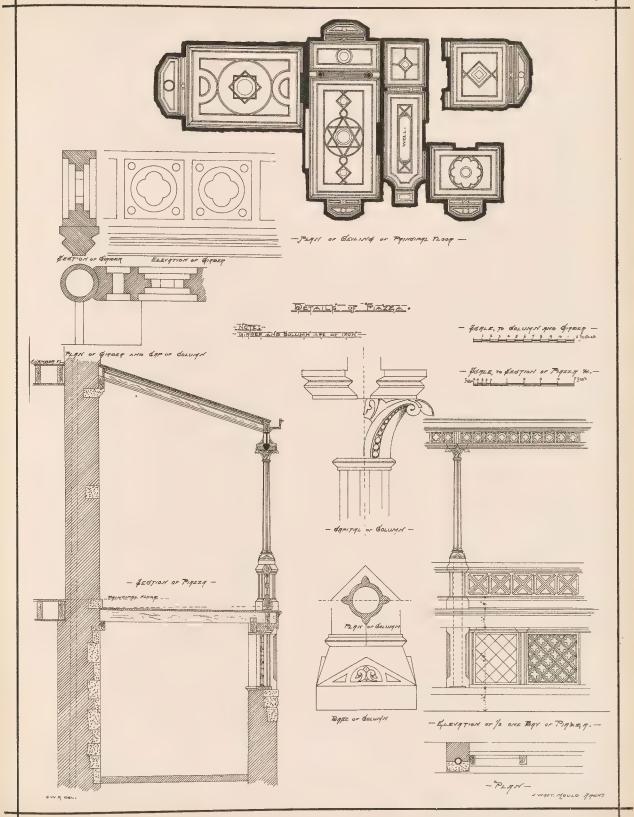




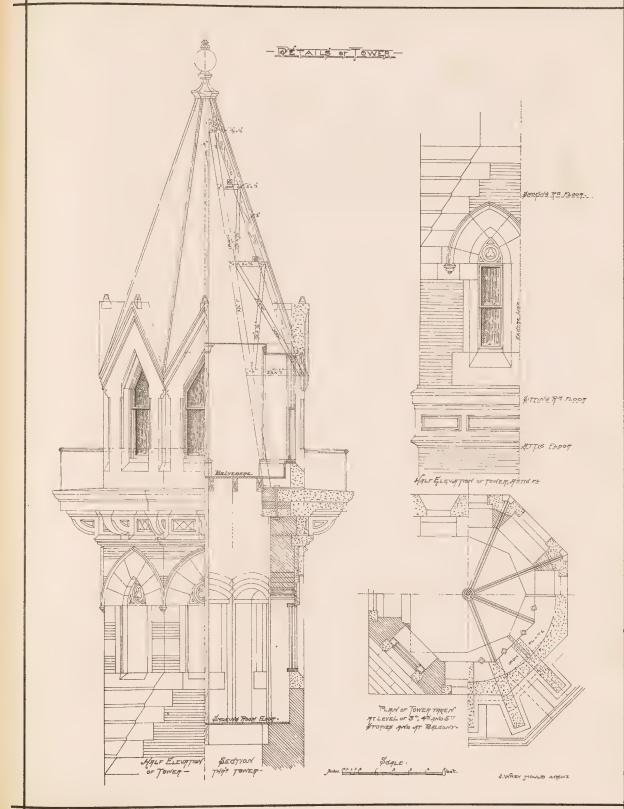




















Jan 23'598 Mar 2'60 G

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